Hamlin Planning Board Minutes

Monday, July 7, 2025

7:00 p.m.

The regular scheduled meeting of the Hamlin Planning Board was held at the Hamlin Town Hall located at 1658 Lake Road, Hamlin and was called to order by the Chairperson, Chris Schlieter at 7:00 p.m. with the locations of the fire exits and AED explained for those present. It will be asked that all cell phones and pagers be turned off for the duration of the meeting.

Roll call: Steve Lauth, Dave Martin, Chris Schlieter, Ed Nelson, James Nesbitt, Steve Hitner excused, Sharon Steigerwald excused

Present: Town Board Liasion Phil Hurlbutt, Conservation Board Liasion Jeanine Klopp, Town Engineer J.P. Schepp, Attorney Keith O'Toole, Rich Maier of Maier Land Surveying, Dylan Soulan (sp), Taylor Requa, Dalton Sillen, Mike Lukaszewski, Eddie Crawford, Daniel Wencek.

Approval of the June 2, 2025 meeting minutes. A motion was made by James Nesbitt, seconded by Ed Nelson, to approve the meeting minutes of June 2, 2025 as recorded. Members polled: Steve Lauth aye, Dave Martin, aye, Chris Schlieter aye, James Nesbitt aye, Ed Nelson aye. Motion carried.

PUBLIC HEARINF

SUBDIVISION OF LAND **MAEG SUBDIVISION**

38 MORTON ROAD & 947 – 971 REDMAN ROAD

Application of Solomon's Choice, owner, Solomon's Choice, seeking a subdivision of land for tax account#012.02-001-005.1. This is in the R-L & R-VL Zoning Districts.

Rich Maier of Maier Land Surveying represented the applicant before the board. He is representing the Maeg Subdivision. This includes 38 Morton Road and 971 Redman Road. Most of 38 Morton Road is tillable farm land. The remainder of the property is a creek and wooded area which is not suitable for crops. That portion has been added to 971 Redman Road. The property will be used for farm purposes only.

Chairperson Chris Schlieter opened the Public Hearing

It was asked that anyone wishing to speak to please stand and state their name and address.
Mike Mitchell clarified that the address at 971 is the parcel that the creek and the woods would be added to.
There was no-one else present wishing to speak.
Chairperson Chris Schlieter closed the Public Hearing.

Town Engineer J.P. Schepp remarked that the plan has been revised and the address is correct.
Attorney Keith O'Toole added that this is an Unlisted Action Under SEQR and he has no concerns or comments.
Cheryl Pacelli had no concerns.

The Board had no concerns or comments concerning the application.

A motion was made by Steve Lauth, seconded by Dave Martin to designate the Application of Solomon's Choice, owner, Solomon's Choice, seeking a subdivision of land as an Unlisted Action Under SEQR. Members polled: Steve Lauth aye, Dave Martin, aye, Chris Schlieter aye, James Nesbitt aye, Ed Nelson aye. Motion carried.

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A motion was made by Steve Lauth, seconded by Dave Martin, to approve the Application of Solomon's Choice, owner, Solomon's Choice, seeking a subdivision of land for tax account#012.02-001-005.1. This is in the R-L & R-VL Zoning Districts. The following documents were submitted to the board:

1. Application of property split
2. Site Plan

Members polled: Steve Lauth aye, Dave Martin, aye, Chris Schlieter aye, James Nesbitt aye, Ed Nelson aye. Motion carried.

PUBLIC HEARING

SUBDIVISION OF PARCEL **DANIEL WENCEK**

3283 ROOSEVELT HIGHWAY

Application of Daniel Wencek, owner, Dan Wencek, seeking a property split to create 2 lots located at 3283 Roosevelt Highway. This is in the R-M Zoning District. Tax account# 020.04-003-014.

Rich Maier of Maier Land Surveying represented the applicant before the board. It is proposed to carve out 2 acres of the existing parcel at the road to create 2 separate parcels, this one at the road. The remaining parcel has a dwelling on it that the applicant is remodeling.

Chairperson Chris Schlieter opened the Public Hearing

It was asked that anyone wishing to speak to please stand and state their name and address.
There was no-one else present wishing to speak
Chairperson Chris Schlieter closed the Public Hearing.

Town Engineer J.P. Schepp remarked that the plan has been reviewed and he has no engineering concerns,
Attorney Keith O'Toole added that this is an Unlisted Action Under SEQR and he has no concerns or comments.
Cheryl Pacelli had no concerns.

The Board had no concerns or comments concerning the application.

A motion was made by Dave Martin, seconded by, Steve Lauth to designate the Application of Dan Wencek, owner, Dan Wencek, seeking a property split to create 2 lots located at 3283 Roosevelt Highway as an Unlisted Action Under SEQR. Members polled: Steve Lauth aye, Dave Martin, aye, Chris Schlieter aye, James Nesbitt aye, Ed Nelson aye. Motion carried.

A motion was made by Dave Martin, seconded by, Steve Lauth, to approve the application of Dan Wencek, owner, Dan Wencek, seeking a property split to create 2 lots located at 3283 Roosevelt Highway. This is in the R-M Zoning District. Tax account# 020.04-003-014. The following documents were submitted for review:

1. Letter of Intent
2. Application of property split
3. Preliminary and Final single lot subdivision application.
4. Shoet EAF
5. Site Plan

Members polled: Steve Lauth aye, Dave Martin, aye, Chris Schlieter aye, James Nesbitt aye, Ed Nelson aye. Motion carried.

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AGENDA

COMMERCIAL SITE PLAN MODIFICATION **HAMLIN BUILDING LLC**
1466 LAKE ROAD

Application of Hamlin Building LLC, owner, Hamlin Building, LLC, seeking a Commercial Site Plan Modification that includes an addition to an existing structure on the property located at 1466 Lake Road West Fork. This addition would be 40' x 70' (2800 sq ft). This would make the two structures combined to be 5200 sq. ft. There will be a small addition that will connect the two together. This addition would be used for offices and storage. This is in the C-GB Zoning District. Tax account# 021.01-2-7.211. The following documents have been submitted for review:

1. Letter of Intent
2. Commercial Sketch Plan Application
3. Commercial Site Plan Modification Application
4. C-GB Zoning Code
5. Color Aerial Photo
6. Impervious Surface Calculation
7. New Site Plan

Mike Lukaszewski, Architect, represented the applicants before the board. There is an existing 2400 sq ft building on the property on the northern most portion of the property. The business has been there for 3 years and they are running out of room. This will be a 70 foot x 40 foot addition with a small vestibule to attach this new portion to the existing building on the property. The outer colors will match the existing structure. It will be 70 feet from the street and 10 feet from the side. A neighbor, Steve Morgan, has told the owners that he has no issues with the construction of a building addition.

Chairperson Chris Schlieter added that this is considered a Sketch Plan Review. He asked what electrical supplies will be stored in the new building. Electrical supplies, metal wire, electrical panels, all low hazard, S-1 occupancy. There are parking requirements, sufficient parking should be shown. The outside lights should not face neighbors. Will there be tractor trailers entering and leaving the building. He is not seeing a radius per town code. It is a dangerous corner.

Eddie Crawford added that the few tractor trailers back into the property. They use fork lifts to empty the trucks, Some are box trucks.

Engineer J.P. Schepp added that there is no grading plan submitted. A drainage plan should be provided. How will the parking configuration work with the ingress and egress? The dumpster location should be shown on the plan. There should be buffering shown to lessen the impact of the neighbors. Where is the sanitary lateral. There are storage containers on the property. Eddie stated that they are temporary and will be removed once the building is completed. This application will require a full engineering site plan.

Attorney Keith O'Toole stated this is a sketch plan. It will need a full engineering site plan. The EAF needs to be completed using the EAF mapper. He suggested to table the application to the next meeting.

Chairperson Chris Schlieter stated that they have 80% of what is needed.

Steve Lauth added that it is good they are expanding and that they are doing well.
Dave Martin agreed with the attorney.
James Nesbitt asked if they were going to increase the number of employees.
Ed Nelson added that so far it looks ok.

A motion was made by Ed Nelson, seconded by, Dave Martin, to table the Application of Hamlin Building LLC, owner, Hamlin Building, LLC, seeking a Commercial Site Plan Modification that includes an addition to an existing structure on the property located at 1466 Lake Road West Fork. This addition would be 40' x 70' (2800 sq ft). This would make the

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two structures combined to be 5200 sq. ft. There will be a small addition that will connect the two together. This addition would be used for offices and storage. This is in the C-GB Zoning District. Tax account# 021.01-2-7.211. This meeting will be held on August 4, 2025 at 7:00pm. Members polled: Steve Lauth aye, Dave Martin, aye, Chris Schlieter aye, James Nesbitt aye, Ed Nelson aye. Motion carried.

DISCUSSION

Jeanine Klopp reported that the Spotted Lantern Fly Traps have been placed in areas in Hamlin. No word on any check ins for the results.

Phil Hurlbutt added that there is a meeting on Wednesday July 9, 2025 at 6:30pm at St. Johns for the ½ Edu's along the lakeshore.

J.P. Schepp had no new engineering news.
Keith O'Toole stated that the law is the law.
Steve Lauth reported that he will not be in attendance at the next meeting. He will be on vacation.
Dave Martin is hoping for good weather cooperation.
James Nesbitt – everything is good.
Ed Nelson – All good.

Minutes respectfully submitted by,

Cheryl J. Pacelli
Planning Board Clerk

ADJOURNMENT

The next scheduled meeting of the Hamlin Planning Board will be held Monday, August 4, 2025 at the Hamlin Town Hall located at 1658 Lake Road, Hamlin. The deadline for all applications and fees is July 22, 2025 at 12 noon.

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