

Hamlin Conservation Board Meeting *Minutes*  
November 24<sup>th</sup>, 2003  
**7:00pm**

The regularly scheduled meeting of the Hamlin Conservation Board was held in the board room located at 1658 Lake Road, Hamlin NY and was called to order at 7:00pm by Chairman Dave Walch with the location of the fire exits explained for those present.

Roll call: James Doan, Craig Goodrich, Bill Jennejahn, Tammy Palumbo, Patrick Pullinzo, Mark Reeves and Dave Walch.

Excused: Patrick Pullinzi, Bill Jennejahn

Also present: Town Councilman and LWRP liaison Ed Evans.

A motion was made by Craig Goodrich, seconded by James Doan to approve the minutes from the October 27<sup>th</sup> 2003 meeting.

### **REPORTS**

Craig Goodrich reported on the Planning Board meeting of November 3<sup>rd</sup>, 2003. Craig stated that there were two Public Hearings held. Preliminary Approval was given to Joseph Ariola of 9552 Beachwood Drive who wishes to construct a single family dwelling with a basement to replace the home that burned down last year. There was a citizen in attendance who expressed concern over the placement of the septic system. This citizen was concerned about wear and tear on the road since Beachwood is a private drive and a lot of heavy equipment coming and going could damage the road. Planning Board member Chris Schlieter was concerned about the drainage as well. He was however, granted Preliminary Approval. The other Public Hearing was held for Bradley Smith who wishes to construct a single family home at 6648 Greenwood Parkway. The plan is to demolish the existing cottage and replace it with a two story home and a new leachfield.

John and Debra Wilfeard were granted Final Approval to construct a single family residential dwelling on Walker Lake Ontario Road.

Mr. and Mrs. John Testa were granted Conceptual Approval to construct a single family home at 5700 Wautoma Beach Road. They were present at the meeting and explained that they would be demolishing the existing cottage and building the new much larger home with a basement that would be lived in year round. There was some concern regarding the size of the lot and the use of a NYDEC system which dumps raw sewage into the Lake. Attorney Charlie Welch said that six variances would be required in order to build on that lot.

Craig also reported that the majority of the meeting was consumed with the East Cove Senior Apartments and Millstream Subdivision. Mr. LaRue (architect) was present and stated that they are proposing to build a 24 unit senior apartment building and 25 single family subsidized homes. The area is zoned R-H and will have sewer and water. They

**REPORTS**

also plan to build a community center. There is concern over encroaching on Federal Wetlands. There was much discussion over traffic issues and drainage. Board Member Mark Reeves stated that the proposal is for the homes to be built on slab (no basements). He informed the Board of the many specifications that will need to be met before any approvals are given. Residents must be at least 18 years old and earn under \$40,000.00 per year to qualify to live there. Board Member James Doan stated that they should build a retention pond to keep the water on that property. The water cannot leave that property at all. There were several citizens in attendance and most were against this proposal. James Doan suggested that a letter be sent to the Town Board giving the Conservation Board's concerns. The proposal is scheduled for a Public Hearing to be held on Monday, December 1<sup>st</sup>, 2003.

Rich Iuppa (owner of Sandra Estates) was present to seek Conceptual Approval to develop three lots for the purpose of constructing three single family homes on Walker Road. The lots would be 5 acres each and located in the AG District. He was granted Conceptual Approval and a Public Hearing was scheduled for Monday, December 1<sup>st</sup>, 2003. Town Councilman Ed Evans explained the reasons for requiring the new imposed \$250.00 Recreation Fee for new homes.

Ronald Hobbins of 478 Lake Road West Fork was in attendance at the Planning Board meeting also to request a Special Use Permit to construct a 30' x 40' pole barn on his property to store machinery. Board Member Jim Nesbitt informed Mr. Hobbins that he already has violations on the property in the past due to storage of equipment. Mr. Hobbins explained that this new pole barn would house all of his equipment. A Public Hearing was scheduled for Monday, December 1<sup>st</sup>, 2003.

Tammy Palumbo reported on the Zoning Board of Appeals meeting that was held on Monday, November 17<sup>th</sup>, 2003. Tammy reported that Mr. and Mrs. Hunt of 1569 Redman Road were present to apply for a variance to keep two horses and 13 ducks and chickens on their property which is zoned R-VL, but is only 4.5 acres. Five acres is the minimum requirement needed to keep livestock in an R-VL District. They were granted a conditional variance to keep one horse on their property with the condition that at least two acres of land be fenced in for that one horse prior to June 1<sup>st</sup>, 2004.

Tammy also reported that Rick Vito of 5733 Wautoma Beach Road was in attendance to apply for a variance for his 2 story structure with garage, however the meeting was tabled until the December 15<sup>th</sup>, 2003 Zoning Board meeting in order to receive the Department of State's review of the property.

Builder Tom Mattle was present to request two separate side setback variances. These are for 31 and 35 Traciann Drive. These two particular houses were built a few feet short of the minimum 15' side setback requirement. Mr. Mattle didn't realize that those two lots required a variance for size and width. A Public Hearing was scheduled for 31 and 35 Traciann Drive for Monday, December 15<sup>th</sup>, 2003.

**REPORTS**

Conservation Board Member Mark Reeves reported on the Town Board meeting of November 10<sup>th</sup>, 2003 that he attended. He reported that most of the meeting pertained to the Public Hearing scheduled for the Planning Board on December 1<sup>st</sup>, 2003. It involves the application from DeMarco Builders who wish to build a 24 unit senior apartment complex plus 25 single family low income subsidized rental homes. There were several citizens in attendance that are against this proposal. Also the 2004 budget was passed. There was some discussion among Town Board members regarding paying the Town of Greece to help out the Building Department during this transition period.

Ed Evans reported on the LWRP program. He stated that he is currently making copies of the revised LWRP and informed Chairman Walch that he would give him a copy as soon as possible. Ed also stated that he had met with the Army Corp of Engineers on November 25<sup>th</sup>, and showed them a couple of sites of concern in the waterfront area. Chairman Dave Walch said he would draft a letter to Clerk Cindy Olds to send to the Army Corp. of Engineers.

**ASSIGNMENTS**

Craig Goodrich	PB	12/1/03
Tammy Palumbo	ZBA	12/15/03
Mark Reeves	TB	12/8/03
Ed Evans	LWRP, waterfront	

**ADJOURNMENT**

A motion was made by all members to adjourn this portion of tonight's meeting.

**Hamlin Waterfront Advisory Committee**

**REFERRALS**

7548 Sandy Harbor-demolish cottage, rebuild new\*Jim, 2356 N. Hamlin Road-shed\*Mark.

**ADJOURNMENT**

A motion was made by Craig Goodrich, seconded by Mark Reeves to adjourn the meeting barring no further business. Members polled, all ayes. Motion carried, meeting adjourned.

Respectfully submitted,

Cindy Olds  
Clerk to the Support Boards

The next scheduled meeting of the Hamlin Conservation Board will be held on Monday, December 8<sup>th</sup>, 2003 at 7:00pm.