

Hamlin Planning Board *Minutes*
Monday, May 2, 2005
7:30pm

The regular scheduled meeting of the Hamlin Planning Board was called to order by Vice Chairman James Nesbitt at 7:30 at the Hamlin Town Hall located at 1658 Lake Road, Hamlin, New York. The location of the fire exits was explained for those present.

Present: Ralph Della Rocco, Judith Hazen, Dave Martin, James Nesbitt and Chris Schlieter,

Excused: Dane Emens

Also present: Support Boards Attorney Charlie Welch, Town Engineer J.P. Schepp, Town Board Liaison Dave Rose, Building Inspector Dick Bauman, Conservation Board Liaison Craig Goodrich, Highway Superintendent Tom Ingraham, Fire Marshal B.J. Maier, Tom Jensen, Barb Cline, Sandy Tuschong, Tom Tuschong, James Reitter, Sue Daul, Gary Holland, Denny Roach, Linda Luther, Mike Marchetti and several other interested residents.

A motion was made by Chris Schlieter, seconded by Dave Martin to approve the minutes from the April 4, 2005 meeting. Member polled Della Rocco aye, Hazen aye, Martin aye, Nesbitt aye and Schlieter aye. Motion carried, minutes approved.

A motion was made by Judith Hazen, seconded by Chris Schliter to nominate James Nesbitt for Chairman and Ralph Della Rocco for Vice Chairman of the Planning Board for 2005. Members polled Della Rocco aye, Hazen aye, Martin aye, Nesbitt aye and Schliter aye. Motion carried, James Nesbitt and Ralph Della Rocco are Chairman and Vice Chairman for 2005.

SPECIAL USE PERMIT

**GARY HOLLAND
1745 APPLE HOLLOW LANE**

Gary Holland of 1745 Apple Hollow was present to seek approval to operate an electric generator business, Lakeside Power at his residence. Mr. Holland explained that he would use his garage for the storage of "Home Stand By" generators that he would sell and install. He would use an office in his home for phone calls. Mr. Holland stated that he would like to have a non-illuminated sign in his yard. Mr. Holland stated that he would not have any employees and his business hours would be Monday through Saturday 8:00am-5:00pm. Parking would be in his driveway that would accommodate up to 3 additional cars. Mr. Holland stated that there would be one delivery tractor-trailer truck once a month delivering the generators.

Dave Martin asked what size delivery truck. Mr. Holland stated a normal size tractor-trailer truck. Dave Martin questioned room to turn around and if it was plowed in the winter. Mr. Holland stated that there was a spot to turn around and that it is plowed in the winter.

James Nesbitt questioned off site storage. Mr. Holland stated that he did not plan on storing the generators off site anymore. James Nesbitt questioned the size of the generators. Mr. Holland stated they are 2 ft. x 4 ft. generators. Mr. Holland stated that he would off load the generators by hand. Commercial size generators would be delivered to the site not his home. James Nesbitt questioned how many generators would be at his home. Mr. Holland stated 2-3 generators.

Attorney Welch questioned the delivery times. Mr. Holland stated between 10:00am and 2:00pm.

Judy Hazen questioned if he would be running and repairing the generators at his house. Mr. Holland stated that he would repair the generators at the customer's home and he would not be running or testing the generators at his house. A sign permit would be needed for the sign.

A motion was made by Chris Schlieter, seconded by Judith Hazen to schedule a Public Hearing for June 6, 2005 at 7:30pm for Mr. Holland to operate an electric generator business at his home located at 1745 Apple Hollow Lane. Members polled Della Rocco aye, Hazen aye, Martin aye, Nesbitt aye, and Schlieter aye. Motion carried, Public Hearing scheduled.

SPECIAL USE PERMIT

MR. AND MRS. LUTHER 218 MONROE ORLEANS COUNTY LINE RD.

Mr. And Mrs. Luther were present to request approval to open a Quilt Shop in a detached building on their property located at 218 Monroe Orleans County Line Road. Mrs. Luther explained that they received approval to have a Quilt Shop in an addition to their home but changed their mind and decided to build a separate building for the Quilt Shop. Mrs. Luther explained that they went before the Zoning Board for a variance to build the building in front of the front foundation of their home.

Ralph Della Rocco asked the size and construction of the new building. Mr. Luther stated that it would be 20' x 2'8 x 18' and made of wood.

A motion was made by Judith Hazen, seconded by Ralph Della Rocco to schedule a Public Hearing for June 6, 2005 at 7:30 pending approval from the Zoning Board for a Quilt Shop in an accessory building located at 218 Monroe Orleans County Line Road. Members polled Della Rocco aye, Hazen aye, Martin aye, Nesbitt aye and Schlieter aye. Motion carried, Public Hearing scheduled pending Zoning Board approval.

FINAL SUBDIVISION APPROVAL

GUY SUBDIVISION 380 WALKER ROAD

Chris Karelus from Schultz Associates was present to seek Final Subdivision Approval for Guy Subdivision located at 380 Walker Road. Mr. Karelus explained that there was a question at the last meeting concerning a right of way being shown correctly on the map. Mr. Karelus stated that the map has been revised to show the right of way. James Nesbitt asked if anyone had any concerns. There was no response.

A motion was made by Ralph Della Rocco, seconded by Dave Martin to grant Final Subdivision Approval for the Guy Subdivision located at 380 Walker Road. Members polled Della Rocco aye, Hazen aye, Martin aye, Nesbitt aye and Schlieter aye. Motion carried, Final Subdivision Approval granted.

**FINAL SITE PLAN APPROVAL HAMLIN COMMUNITY BAPTIST CHURCH
50 HAMLIN CLARKSON TOWN LINE RD.**

Chris Karelus from Schultz Associates was present to seek Final Site Plan Approval for the Hamlin Community Baptist Church located at 50 Hamlin Clarkson Town Line Road. Mr. Karelus stated that they received Preliminary Approval in 1997. Mr. Karelus explained that the church is now ready to build a 2400 sq. ft. church instead of the 4800 sq. ft. building originally approved in 1997. Mr. Karelus explained that the parking spaces were updated and they made some drainage revisions and everything else stayed the same. Mr. Karelus also stated that they received Monroe County Health Dept. approval and DOT access approval.

J.P. Schepp questioned the well water quality and suggested connecting to the public main when available. Mr. Karelus stated that the well was tested and did meet State standards in 1997 but they did plan on connecting to the public main when available. A discussion on extending the approval for a period of time took place.

A motion was made by Chris Schlieter, seconded by Ralph Della Rocco to grant Final Site Plan Approval for the Hamlin Community Baptist Church located at 50 Hamlin Clarkson Town Line Road. Members polled Della Rocco aye, Hazen aye, Martin aye, Nesbitt aye and Schlieter aye. Motion carried, Final Approval granted.

LOT COMBINATION

**SANDY CREEK SUBDIVISION
LAKE ROAD EAST FORK**

Rich Maier from Maier Land Survey was present to seek Lot Combination Approval for Sandy Creek Subdivision located on Lake Road East Fork. Mr. Maier explained that his client would be combining 3 tax account numbers into one 208-acre parcel to clean up the parcels and to eliminate a land locked parcel.

J.P. Schepp questioned some farm buildings on the map. Mr. Maier stated that they were on another parcel.

A motion was made by Chris Schlieter, seconded by Dave Martin to grant Lot Combination Approval for the Sandy Creek Subdivision located on Lake Road East Fork. Members polled Della Rocco aye, Hazen aye, Martin aye, Nesbitt aye and Schlieter aye. Motion carried, Lot Combination Approval granted.

**PARCEL DIVISION BY DEED PAT LAWLER
ROOSEVELT HIGHWAY AND WILER ROAD**

Daryl Moser from Schultz Associates was present to request Parcel Division by deed Approval for the Pat Lawler Property located on the corner of Roosevelt Highway and Wiler Road. Mr. Mosher explained that the owner was interested in dividing the property to auction off. Mr. Mosher explained that the property was dual zoned and the corner lot needed to be 2 acres but was not so they would require a variance.

J.P. Schepp questioned the zoning on the corner lot. After some discussion it was determined that the corner lot was zoned R-VL also so it needed to be 5 acres which would still require a variance.

Attorney Welch stated that after the variance was granted they could come back to the Planning Board with a Subdivision Map to request approval.

A motion was made by Judith Hazen, seconded by Dave Martin to refer the Pat Lawler Property to the Zoning Board of Appeals for a variance and then back to the Planning Board for Subdivision Approval. Members polled Della Rocco aye, Hazen aye, Martin aye, Nesbitt aye and Schlieter aye. Motion carried.

**CONCEPTUAL APPROVAL HERITAGE WOODS SENIOR PROJECT
ROOSEVELT HIGHWAY**

Frank Spiotta from Freel Engineers was present to request Conceptual Subdivision Approval for Heritage Woods Senior Project located on Roosevelt Highway. Mr. Spiotta stated that this is a Senior Community Project consisting of about 195 units. Mr. Spiotta stated that this would be a Homeowners Association. Mr. Spiotta explained that he would double check lot coverage. Drainage would be directed towards the road and a water line would cross Roosevelt Highway. Mr. Spiotta explained that the Federal Wetlands was shown on the map.

J.P. Schepp stated that he had some issues with the number of units and only one entrance. Mr. Schepp also stated that the road width needed to be 22'. Mr. Schepp requested that the title on the plans should match the project name, zoning limitations be included on the plans, property boundaries be on the plans, grading be included on the plans, 200' conservation overlay district should be shown on the plans, electric, phone and cable should be shown on the plans, square footage and stories of the proposed units be shown on the plans, location map be included, landscape buffers be shown on the plans, site distances at the road be included on the plans and a letter of credit for all dedicated facilities and \$250.00 per unit will be required for final approval. Mr. Spiotta stated that they will address all of Mr. Schepp's concerns. Road width discussion took place.

Chris Schlieter questioned the use of lot 77. Mr. Spiotta stated that it would be left green and used for signage. Chris Schliter asked how many lots per phase. Mr. Spiotta stated that the first phase would consist of 25-40 lots. Chris Schliter requested a phasing diagram and suggested a one-way entrance and a water main up Roosevelt Highway to accommodate other lots and hydrants.

James Nesbitt addressed the road width and stated that the Board requested a 22' road.

Fire Marshal B.J. Maier suggested a turning lane on Roosevelt Highway and asked to have the numbering system reviewed with the Fire Department.

Larry Gurslin provided a letter from the DOT regarding number of entrances. Mr.

Gurslin also stated that the other subdivisions in the Town only have 20' roads.

Dave Martin asked about floor plans. Mr. Beehler stated that there would be several similar floor plans to choose from. Mr. Beehler stated they would be 1-story homes approximately 1100 sq. ft. and would be owned by the residents. Mr. Beehler stated that age restrictions would apply.

A motion was made by Chris Schlieter, seconded by Judith Hazen to grant Conceptual Subdivision Approval to Heritage Woods Senior Project located on Roosevelt Highway.

Members polled Della Rocco aye, Hazen aye, Martin aye, Nesbitt aye, and Schliter aye.

Motion carried, Conceptual Approval granted.

CONCEPTUAL SITE PLAN APPROVAL

EAST COVE SENIOR APARTMENTS

Scott Shaw from the Dimarco Group was present to request Conceptual Site Plan Approval for the East Cove Senior Apartments located at the corner of Lake Road West Fork and Brick Schoolhouse Roads. Mr. Shaw explained that they are proposing a 2-story 45,000 sq. ft. elevator building for seniors age 62 and older. They are proposing 64 parking spaces, a pond and lighting. Mr. Shaw explained that on April 26, 2005 they held a resident meeting and some drainage concerns were mentioned. Mr. Shaw stated that they would address the drainage issues on Brick Schoolhouse Road. Mr. Shaw explained that there would be income limits and grant funding available for those that qualify. Mr. Shaw stated that there is a 50 year Use Deed Restriction on the property that is enforced by the State and Monroe County. Mr. Shaw stated that they would maintain the private road.

Judith Hazen questioned the cost. Mr. Shaw stated that 1 bedrooms would be \$490.00 per month and 2 bedrooms would be \$590.00 per month. All units would have subsidies applied by the government.

James Nesbitt questioned future plans. Mr. Shaw stated that there were no future plans within the next 5-7 years.

J.P. Schepp had some drainage, traffic and sewer concerns to be addressed.

B.J. Maier stated that maintenance issues needed to be addressed. Mr. Shaw stated that the State requires an annual replacement reserve. Mr. Maier stated there were some current concerns with the Hamlin Terrace Buildings. Mr. Shaw told Mr. Maier to contact Baldwin Real Estate regarding those issues.

Tom Ingraham stated that the road is not a dedicated road and suggested that it be dedicated to the Town in the future.

A motion was made by Dave Martin, seconded by Chris Schlieter to grant Conceptual Site Plan Approval to East Cove Senior Apartments located on the corner of Lake Road West Fork and Brick Schoolhouse Roads and schedule a Public Hearing for Preliminary Approval for June 6, 2005 at 8:30pm. Members polled Della Rocco aye, Hazen aye, Martin aye, Nesbitt aye and Schlieter aye. Motion carried, Conceptual Approval granted.

DISCUSSION

Mr. Reitter of 711 Hamlin Center Road was present to request an extension on his Special Use Permit Approval that was granted April 5, 2004 to operate a heating, ventilation and cooling business at his residence. Mr. Reitter explained that he didn't build the proposed building for his business yet but did renew the permit to build it. Attorney Welch questioned when the building would be built. Mr. Reitter stated in 6 months. Attorney Welch questioned if everything was the same. Mr. Reitter stated yes it was.

A motion was made by Judith Hazen, seconded by Chris Schliter to extend the Special Use Permit Approval for one year for Mr. Reitter to operate a heating, ventilation and cooling business at his residence. The extension is due to expire April 5, 2006. An inspection and permit must be obtained before the expiration date or the Board approval for the Special Use Permit will expire. Members polled Della Rocco aye, Hazen aye, Martin aye, Nesbitt aye and Schlieter aye. Motion carried, Special Use Permit Approval extended until April 5, 2006.

Goltermann Car Wash located on Lake Road. Dick Bauman explained that the Site Plan was approved with a stockade fence and now there are some concerns about maintenance and graffiti on the fence. Mr. Bauman also stated that the fence was approved in front of the front foundation of the car wash. Mr. Bauman explained that he has been working with the Goltermanns and the Hansels to come up with an alternative solution. A berm with trees planted was discussed but there is only 10-12 ft between the property line and the pavement. Some drainage concerns were discussed. A discussion on fences and a berm took place. The Board agreed that a chain link fence was needed starting at the front foundation continuing east to the end of the parking lot with trees planted in front of the fence.

J.P. Schepp explained that if the grading and drainage was done per approved plan then there shouldn't be any drainage issues. They need to be held to the approved grades and if there are any changes then they need to come before the Board.

Attorney Welch stated that the Hansels should sign an agreement to the change of the fence and that it should be kept in the file.

Town Board Liaison Dave Rose reported that there was 1 application for Planning Board so far and the interviews were scheduled for May 11, 2005 and the Board was invited.

James Nesbitt reminded everyone of the Workshop scheduled for Wednesday, May 4, 2005 at 7:30pm

ADJOURNMENT

A motion was made by Chris Schlieter, seconded by Judith Hazen to adjourn the meeting barring no further business. Members polled Della Rocco aye, Hazen aye, Martin aye, Nesbitt aye and Schlieter aye. Motion carried, meeting adjourned.

Minutes respectively submitted by

Heather Norman
Clerk to the Support Boards

The next scheduled meeting of the Hamlin Planning Board will be held on Monday, June 6, 2005 at 7:30pm. Deadline for fees is Monday, May 23, 2005 at 2:00pm.