

Hamlin Planning Board *Minutes*
Monday, August 1, 2005
7:30pm

The regular scheduled meeting of the Hamlin Planning Board was called to order by Chairman James Nesbitt at 7:30pm 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: Judith Hazen, Dave Martin, Linda Morey, James Nesbitt and Chris Schlieter.

Excused: Ralph Della Rocco and 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, Tom Jensen, James E. Krempasky, Honey and Frank DeLapa, Bob and Cheryl Stevens, Denny Roach, Mike Marchetti, Timothy Slossar, Tom Lucas, Bruce Powell and several other interested residents.

A motion was made by Chris Schlieter, seconded by Dave Martin to approve the minutes from the July 5, 2005 meeting. Members polled Hazen aye, Martin aye, Morey aye, Nesbitt aye, Schlieter aye. Motion carried, minutes approved.

A motion was made by Chris Schlieter, seconded by Judith Hazen to amend the April 4, 2005 meeting minutes to read Preliminary and Final Site Plan approval and Subdivision approval for the Joseph Subdivision located at 200 Walker Lake Ontario Road. Members polled Hazen aye, Martin aye, Morey aye, Nesbitt aye, Schlieter aye. Motion carried, minutes amended.

The Clerk read Proof of Publication

PUBLIC HEARING

**PRELIMINARY AND FINAL SUBDIVISION
EAST COVE SUBDIVISION**

**BRICK SCHOOLHOUSE ROAD
AND LAKE ROAD WEST FORK**

Tom Lucas from LaRue Associates was present to seek Preliminary and Final Subdivision Approval for the East Cove Subdivision located on the corner of Brick Schoolhouse Road and Lake Road West Fork. Mr. Lucas explained that Scott Shaw owns the 67-acre parcel and wants to separate it into two separate parcels. One parcel being 7 acres and the other parcel being the remaining 60 acres. Mr. Lucas explained that the location would be to the west of the existing apartments. Mr. Lucas stated that the easement information had been provided. Attorney Welch stated that he had talked with the Attorney and was satisfied with the description of the easement.

Chris Schlieter asked Attorney Welch if he was confident with the easement. Attorney Welch stated that he was. Town Engineer J.P. Schepp discussed a minor revision to the description of the easement and was satisfied.

At this time Chairman James Nesbitt opened the Public Hearing and asked if there was anyone present to speak for or against this proposal.

Mike Marchetti of 3847 Brick Schoolhouse Road stated that he had no problems with the subdivision but has drainage concerns and wanted the Board to be aware that Mr. Shaw has promised the neighbors a buffer.

James Krempasky of 1960 Redman Road questioned the location of the 7-acre parcel. Mr. Lucas pointed out the location on the map. Mr. Krempasky questioned the location of the easement. Mr. Lucas stated that the road to the apartments would be extended.

At this time Chairman James Nesbitt closed the Public Hearing.

A motion was made by Chris Schlieter, seconded by Linda Morey to grant Preliminary and Final Subdivision approval to the East Cove Subdivision located on the corner of Brick Schoolhouse Road and Lake Road West Fork as presented. This is a TYPE I Negative Declaration SEQR determination. Members polled Hazen aye, Martin aye, Morey aye, Nesbitt aye, Schlieter aye. Motion carried, Preliminary and Final approval granted.

FINAL SUBDIVISION AND SITE PLAN APPROVAL

GUION SUBDIVISION

ROOSEVELT HIGHWAY

Jim Guion was present to seek Final Subdivision and Final Site Plan approval for the remaining 5 lots of the Guion Subdivision located on Roosevelt Highway. Mr. Guion explained that 2-3 years ago he couldn't get approval for the 5 remaining lots from Monroe County for the well water so he received approval contingent on public water being available. Mr. Guion stated that the water main extension is now complete. J.P. Schepp stated we needed a 2-year maintenance bond, water line dedication and record drawings. Mr. Guion stated that he is waiting for the bond to be completed. Monroe County approval was also requested. Mr. Guion stated that was completed and the Water Superintendent had a copy. Mr. Guion explained that the State has already issued driveway permits. Chairman James Nesbitt questioned the shared driveway. Mr. Guion explained that lots 4 and 5 have a shared driveway.

A motion was made by Dave Martin, seconded by Chris Schlieter to grant Final Subdivision and Final Site Plan approval as presented to the Guion Subdivision located on Roosevelt Highway. Members polled Hazen aye, Martin aye, Morey aye, Nesbitt aye, Schlieter aye. Motion carried, Final approval granted.

Chairman James Nesbitt stated that all Recreation and Engineering fees related to the project needed to be paid also.

**FINAL LOT COMBINATION APPROVAL
HERITAGE WOODS SUBDIVISION**

ROOSEVELT HIGHWAY

Larry Gursslin was present to seek Final Lot Combination Approval for the Heritage Woods Subdivision located on Roosevelt Highway. Mr. Gursslin stated that he would first like to publicly apologize for not having a representative at the last meeting. Chairman James Nesbitt thanked Mr. Gursslin on behalf of the Board. Mr. Gursslin explained that they received Lot Combination approval at the April 2005 meeting contingent on the easement description. Attorney Welch stated that he had the easement. Judith Hazen questioned only one entrance. Mr. Gursslin explained that they have requested a second entrance from the State. Chairman James Nesbitt questioned the easement being zoned differently than the property. He was concerned that tractor-trailers could use it in the future. Mr. Gursslin suggested adding tractor-trailer trucks not allowed into the description of the easement. Chairman James Nesbitt also reminded Mr. Gursslin that when the project comes before the Board for Preliminary approval it needs to be complete and accurate for the Public Hearing. Mr. Gursslin stated that he understood. Town Engineer J.P. Schepp stated that when it was presented in April the easement was located off of Lake Road through the Dollar General property and now its located off of Roosevelt Highway. Mr. Schepp questioned if there was another easement off of Lake Road. Mr. Gursslin explained that the former easement off of Lake Road is not owned by Beehler /Kronenberg.

A motion was made by Chris Schlieter, seconded by Judith Hazen to grant Final Lot Combination approval for the Heritage Woods Subdivision located on Roosevelt Highway as presented. Members polled Hazen aye, Martin aye, Morey aye, Nesbitt aye, Schlieter aye. Motion carried, Final approval granted.

Mr. Gursslin passed out Concept Update maps to the Board. He explained that in order to save some of the existing trees they decided to reduce the number of lots proposed by 35-40 lots and to make the lots larger in size. The original proposal was for 190 lots. Chairman James Nesbitt asked the Board if they were satisfied with the Conceptual approval with these changes. The Board agreed that since it was a reduction not an increase they could keep the Concept approval previously granted.

**AMENDED SITE PLAN APPROVAL
MR. AND MRS. STEVENS**

6512 SHORE ACRES

Mr. Stevens was present to seek amended Site Plan approval for his house located at 6512 Shore Acres. Mr. Stevens stated that an enclosed porch and balcony were added to the building plans that was not on the original Site Plan that was approved. Building Inspector Dick Bauman explained that this adds another 10' to the north to the gabions. The size of the porch would be 10' x 21' enclosed but not heated. Attorney Welch stated that this would effect the lot coverage variance received from the Zoning Board and the Coastal Erosion. It was determined that a concrete patio was on the original Site Plan so it would not change the original lot coverage. Town Engineer J.P. Schepp stated that he had no engineering concerns. Letters from 6508 Shore Acres and 6516 Shore Acres

stating they had no concerns with the porch and balcony were submitted to the Board. Chairman James Nesbitt asked Craig Goodrich if the Conservation Board had taken a look at the property yet. Mr. Goodrich stated that a LWRP had not been done for the house yet. Building Inspector Dick Bauman stated that the D.E.C. regulated additions to the gabions.

A motion was made by Chris Schlieter, seconded by Judith Hazen to approve the amended Site Plan for 6512 Shore Acres as presented contingent on LWRP approval and the letters from the neighbors being submitted. Members polled Hazen aye, Martin aye, Morey aye, Nesbitt aye, Schlieter aye. Motion carried.

CONCEPTUAL APPROVAL COUNTRY LIVING SUBDIVISION

1406 LAKE ROAD

Robert LaDieu of LaDieu Associates representing Sunset Builders was present to seek Conceptual Approval and recommendation to the Zoning Board for variances. Mr. LaDieu explained that the original proposal was for 72- ½ acre lots 100' wide. Not showing wetlands and drainage facilities. This proposal was for 70 lots 85' wide with the wetlands, storm water management and drainage facility shown. Most of the lots would be 0.3 acres or greater. They are proposing a 50' front set back, 10' side setback and 0' setback from the easement. There would be a culvert on the property to limit water flow to the north and direct it to the east. The Subdivision would assume the cost of the swale to reduce the current drainage issues.

Town Engineer J.P. Schepp explained that the relief from the easement is not a zoning code so they wouldn't need a variance from the Zoning Board for that. The Planning Board would issue relief for that because it is in the Development Regulations. Highway Superintendent Tom Ingraham asked the size of the easement. A 20' easement is proposed.

A motion was made by Chris Schlieter, seconded by Judith Hazen to refer the Country Living Subdivision to the Zoning Board for lot size variances as presented. Members polled Hazen aye, Martin aye, Morey aye, Nesbitt aye, Schlieter aye. Motion carried.

DISCUSSION

Bruce Powell was present to discuss the remodeling of 6 Summer Haven. Mr. Powell explained that he would like to remodel the second story but the foundation would not support a full second story. Right now it is only a half story. He is proposing to remove the existing addition and garage and convert the existing house into the garage and build a new house with a new foundation where the existing garage is now. The footprint would change and the location would have to be moved back because of utility lines. Chairman James Nesbitt explained that this was more than a remodel and there were drainage concerns and elevation checks that needed to be done. Attorney Welch stated that the footprint is changing and the location is changing so this would be treated a new structure. Site Plan approval is needed and it may require variances. Town Engineer J.P.

Schepp agreed that drainage and septic impacts needed to be done and the footprint is changing. Attorney Welch stated that Site Plans are required for all new structures and it would require Monroe County Health Department approval for the leach field. Chris Schlieter stated that a Site Plan with grading and elevations was needed. The Board informed Mr. Powell that Concept, Preliminary and Final Site Plan approvals plus the fees was needed for this project.

A motion was made by Chris Schlieter, seconded by Linda Morey to grant Conceptual Site Plan approval for Mr. Powell of 6 Summer Haven. Members polled Hazen aye, Martin aye, Morey aye, Nesbitt aye, Schlieter aye. Motion carried. The Board informed Mr. Powell that a Site Plan would need to be presented two weeks prior to the meeting to be placed on the agenda and that the fee for Concept approval needed be paid to the Clerk.

Corky Beadle was present to discuss a remodeling at 6504 Shore Acres. Mr. Beadle explained that the owner wanted to remodel the house because it was in poor condition but it needed a good foundation. They would rebuild in the same footprint. They were proposing to tear down the house, put in a foundation and rebuild in the same location, same footprint or move the existing structure over, put a foundation under it, move it back and remodel the existing cottage. They would be building a new 3-bedroom house. The Board advised Mr. Beadle that since it was in the same footprint he would need a demolition permit, plans and a permit for the new house and foundation. All other permits and elevations would apply per the Building Department. Chairman James Nesbitt asked if he would be doing any land changes that would cause drainage issues. Mr. Beadle stated he would not. Building Inspector Dick Bauman stated that they would be changing the roof to a steeper roof for better drainage and a good foundation would be needed to support a second story because it was on piers now and is unsafe. Chris Schlieter questioned the location of the shed on the map. Mr. Beadle stated that the shed was the neighbors. Chairman James Nesbitt stated that a drainage plan and elevations was required. He also suggested taking photos of the property before construction. Chairman James Nesbitt asked Craig Goodrich if he had any concerns. Mr. Goodrich stated that he is familiar with the property and it would be best for the location. The Conservation Board would do a LWRP. The Board told Mr. Beadle that building plans with the same footprint, change in the roofline and drainage patterns was needed. An Instrument location map was also required. Mr. Beadle thanked the Board.

Chairman James Nesbitt informed the Board that the Joseph Subdivision located on Walker Lake Ontario Road was never filed with the County so that may be coming back before the Board. Approval expired in 60 days.

Chairman James Nesbitt asked Town Board Liaison Dave Rose if he had anything from the Town Board. Mr. Rose stated nothing at this time.

Chairman James Nesbitt asked if Highway Superintendent Tom Ingraham had anything. Mr. Ingraham stated that he would like to see the Planning Board and the Zoning Board work together on the Country Living Subdivision. Mr. Nesbitt stated that he would talk with Norman Baase.

Building Inspector Dick Bauman stated that he talked with Gene Melnick from the D.E.C. and would like to set up a workshop with the Boards to go over current shoreline rules and regulations. Chairman James Nesbitt said that would be a good idea.

The Clerk mentioned that the Conservation Board completed the Open Space Index and asked the Board whether they preferred a CD copy or a hard copy. The Planning Board would all like a CD copy. J.P. Schepp and Attorney Welch would like a CD copy also.

ADJOURNMENT

A motion was made by Judith Hazen, seconded by Chris Schlieter to adjourn tonight's meeting barring no further business. Members polled Hazen aye, Martin aye, Morey aye, Nesbitt aye, 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 **Tuesday, September 6, 2005** at 7:30pm. Deadline for fees is Monday, August 22, 2005 at 2:00pm.