

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

The regular scheduled meeting of the Hamlin Planning Board was called to order by the Vice-Chairman Ralph Della Rocco 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: Ralph Della Rocco, Dane Emens, Judith Hazen, Dave Martin, Linda Morey and Chris Schlieter.

Excused: Dane Emens and James Nesbitt.

Also present: Support Boards Attorney Charlie Welch, Town Engineer J.P. Schepp, Building Inspector Dick Bauman, Conservation Board Liaison Craig Goodrich, Karen L. Jensen, Tommy E. Jensen, Donna Schiebel, James Schiebel, Rob Charlebois, Denny Roach, Kevin Clark, Christina Nicot, Darryl Moser, James E. Krempasky, Marjorie DeLapa and several other interested residents.

A motion was made by Chris Schlieter, seconded by Judith Hazen to approve the minutes from the October 3, 2005 meeting. Members polled: Della Rocco aye, Hazen aye, Martin aye, Morey aye, Schieter aye. Motion carried, minutes approved.

The Clerk read the Proof of Publication

PUBLIC HEARING

**PRELIMINARY AND FINAL
RE-SUBDIVISION APPROVAL**

**JAMES SCHIEBEL
748 WILER ROAD**

Attorney Welch excused himself for the Public Hearing.

Darryl Moser from Schultz Associates was present to seek Preliminary and Final Re-Subdivision Approval for the James Schiebel Subdivision located at 748 Wiler Road. Mr. Moser presented new maps to the Board for review. Chris Schlieter questioned the changes. Mr. Moser stated that there was some spelling corrections made and the area to the centerline of the road was corrected.

At this time Vice-Chairman Ralph Della Rocco opened the Public Hearing and asked if there was any one present to speak for or against this proposal.

James Krempasky of 1960 Redman Road questioned the parcel having dual zoning. Town Engineer J.P. Schepp stated that the Wiler Road lot is zoned R-L and the back

parcel is zoned R-VL. Mr. Krempasky questioned what the new zoning would be. Mr. Schepp stated that it would have dual zoning. The zoning boundaries were not changing. Mr. Krempasky stated that he didn't think dual zoning was allowed. Mr. Schepp stated that the Town Board would have to change the zoning. Mr. Krempasky questioned if the Town Board was going to correct all the dually zoned lots. Mr. Schepp stated that the more restrictive zoning would be enforced. Mr. Schepp stated that there are numerous lots with dual zoning and he doesn't see a problem because it becomes more restrictive.

Chris Nicot of 811 Wiler Road questioned the location of the right of way. Mr. Moser stated that the entrance is to the north. Chris Nicot questioned if there was any intention for a housing track. Mr. Schiebel stated no it's agricultural.

At this time Vice-Chairman Ralph Della Rocco closed the Public Hearing.

A motion was made by Chris Schlieter, seconded by Judith Hazen to grant Preliminary and Final re-subdivision approval to James Schiebel for the James Schiebel Subdivision located at 748 Wiler Road a re-sub of the Orchard View Subdivision Section #1 Lot #1. This is a Type I Negative SEQR Declaration. Members polled: Della Rocco aye, Hazen aye, Martin aye, Morey aye, Schieter aye. Motion carried.

**CONCEPTUAL APPROVAL
RE-SUBDIVISION**

**KEVIN CLARK
5733 WAUTOMA BEACH ROAD**

Vice Chairman Ralph Della Rocco stated that the Board would not be granting Conceptual approval due to the number of variances required.

Kevin Clark stated that they would like to divide the lot into two separate lots. Vice Chairman Ralph Della Rocco questioned if Mr. Clark was aware of the variances that would be required. Mr. Clark stated that he knew a couple would be needed. Town Engineer J.P. Schepp stated that the Conservation Overlay District has a 200' buffer area and no septic systems are allowed in that area. He suggested that Mr. Clark look into those restrictions. Mr. Schepp also stated that the property was located in the NYS Coastal Hazard area and the property is below the 251' elevation. The basement would need to be above the 251' elevation. Mr. Clark stated that it was only a crawl space and he would look into the requirements. Mr. Schepp stated that this was just subdivision approval it is not a viable project. Chris Schlieter stated that elevations of the neighboring properties and a drainage plan would need to be added to the plan.

A motion was made by Linda Morey, seconded by Judith Hazen to refer the re-subdivision of 5733 Wautoma Beach Road to the Zoning Board of Appeals for several variances. Members polled: Della Rocco aye, Hazen aye, Martin aye, Morey aye, Schieter aye. Motion carried.

**COMMERCIAL APPROVAL
HAMLIN LAUNDROMAT**

**ROB CHARLEBOIS
414 HAMLIN CLARKSON TL RD.**

Rob Charlebois was present to seek Commercial approval for a Laundromat located at 414 Hamlin Clarkson T.L. Road. MR. Charlebois stated that he would like to put a Laundromat in the existing plaza in the location of the former Laundromat. Mr. Charlebois stated that there would be no change in use. Linda Morey questioned if the security system would be hooked into the Fire Department. Mr. Charlebois stated that he didn't think of that but it was a good idea. Judith Hazen asked if there was any way that a public restroom could be provided. Mr. Charlebois stated that wouldn't be a problem. Linda Morey questioned if the wiring and plumbing were up to code. Mr. Charlebois stated that he would bring it up to code. Judith Hazen stated that having 4 heavy-duty washers available was great. Vice Chairman Ralph Della Rocco suggested having the Fire Marshal do an inspection and talking with the Building Inspector to see what would be needed. Vice Chairman Ralph Della Rocco stated that because there was no change in use a Public Hearing would not be required. Attorney Welch stated that it is an approved use. Chris Schlieter stated that a Certificate of Occupancy would be needed before opening. Attorney Welch stated that it would have to meet all zoning codes. Building Inspector Dick Bauman questioned if there was a sprinkler system. Mr. Charlebois stated that he didn't think there was one. Mr. Bauman stated that he would check if one was needed according to square footage. Attorney Welch asked what the time frame of opening was. Mr. Charlebois stated he wasn't sure at this time.

A motion was made by Chris Schlieter, seconded by Dave Martin to grant Commercial Site Plan approval to Mr. Charlebois for a Laundromat located at 414 Hamlin Clarkson T.L. Road. Members polled: Della Rocco aye, Hazen aye, Martin aye, Morey aye, Schieter aye. Motion carried.

DISCUSSION

Vice Chairman Ralph Della Rocco stated that Dave Martin had a revision to the Chris Martin Subdivision that was approved last month. Darryl Moser of Schultz Associates was present to explain that Mr. Martin would like to separate 5 acres out with the house and barn on it instead of the initial 7 acres. Mr. Moser stated that 5 acres does meet the requirement and he would check and make sure that all of the setbacks are per code. Vice Chairman Ralph Della Rocco stated that a new map would need to be reviewed at the December meeting. Mr. Moser stated that he would return to the December meeting with revised maps.

Vice Chairman Ralph Della Rocco asked if Conservation Board member Craig Goodrich had anything for the Board. Mr. Goodrich stated nothing at this time.

ADJOURNMENT

A motion was made by Judith Hazen, seconded by Linda Morey to adjourn tonight's meeting barring no further business. Members polled: Della Rocco aye, Hazen aye, Martin aye, Morey aye, Schieter 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, December 5, 2005 at 7:30pm. Deadline for all fees is Monday, November 21, 2005 at 2:00pm.

