

Hamlin Planning Board *Minutes*  
Monday, November 3, 2008  
7:30pm

The regular scheduled meeting of the Hamlin Planning Board was called to order by Chairperson Linda Morey at 7:30pm at the Hamlin Town Hall located at 1658 Lake Road, Hamlin. The location of the fire exits and AED was explained for those present.

Present: Ron Breslawski, Dane Emens, Judith Hazen, Tom Jensen, Dave Martin, Linda Morey.

Excused: Chris Schlieter

Also present: Town Engineer J.P. Schepp, Support Boards Attorney Charlie Welch, Town Board Liaison Dave Rose, Deputy Supervisor Mike Marchetti, Building Inspector Charles Hungerford, Conservation Board members Aaron LaFaro and Ed Evans and John and Chris Antoniou.

A motion was made by Dane Emens, seconded by Judy Hazen to approve the minutes from the October 6, 2008 meeting as recorded. Members polled Breslawski aye, Emens aye, Hazen aye, Jensen aye, Martin aye, Morey aye. Motion carried, minutes approved.

**COMMERCIAL SITE PLAN APPROVAL  
JOHN ANTONIOU**

**1721 LAKE ROAD**

John Antoniou and his son Chris Antoniou were present seeking Commercial Site Plan approval for a Restaurant/Bar located at 1721 Lake Road. Mr. Antoniou explained that he has owned the diner for 23 years, he got out of the business for a little while to raise his sons and now he would like to open the diner again. It would be a family business. A family restaurant with a small bar station with beer and wine served. This would not be a bar but rather a family restaurant. Chairperson Linda Morey asked if alcohol was served there previously. Mr. Antoniou stated no it wasn't. Chairperson Linda Morey stated that the drawing that was provided was not accurate and she questioned the amount of parking spaces. Mr. Antoniou stated that the drawing has changed and they will stripe the parking lot. He measured the spaces out himself and there are enough spaces. Tom Jensen questioned how many tables he would have and the seating capacity. Mr. Antoniou stated that the capacity would be about 120. Tom Jensen questioned the number of employees. Mr. Antoniou stated that it would be a family business and his boys would be working there with a couple of waitresses. Attorney Welch asked what would be the maximum number of employees per shift at the busiest times. Mr. Antoniou stated two cooks, three waitresses and one dishwasher plus himself. Chris Antoniou explained that they have changed the plan and now the bar would be located in the rear of the building not in the front. Chairperson Linda Morey questioned if the bathrooms were handicap accessible. Mr. Antoniou stated that yes they were. Building

Inspector Charlie Hungerford stated that they would need a Certificate of Occupancy inspection prior to opening and he would check the parking then. Mr. Antoniou stated that they were planning on opening after the winter. He would like to get the apartment building back and then he would destroy the building and that would allow for the necessary parking. Attorney Welch questioned if they would be selling beer and wine only. Mr. Antoniou stated that they would like to sell liquor also if approved. Town Engineer J.P. Schepp stated that if it is the same use as before then there are no engineering concerns. The sale of alcohol and change in hours might affect the Public Hearing. Mr. Antoniou stated that they would be open until 10:00 or 11:00 on Thursday, Friday and Saturday nights. Chairperson Linda Morey stated that they would need a workable plan to scale and accurate parking outlined prior to a Public Hearing. Building Inspector Charlie Hungerford stated that no Public Hearing was required because it was zoned commercial. Town Engineer J.P. Schepp explained that the code states it's an allowable use with Site Plan approval from the Planning Board. A Site Plan is required due to the change in selling of alcohol. There is a change in the layout and seating capacity so that requires a Public Hearing. The Board can hold a Public Hearing due to the change in selling alcohol. Mr. Hungerford stated that it is zoned commercial. Mr. Schepp stated that a lot of places are zoned commercial but a Site Plan approval is still required therefore a Public Hearing is required. Attorney Welch agreed with the Town Engineer. A Public Hearing should be held for the neighbors. Some discussion took place regarding a Public hearing. Mr. Schepp stated that there have been previous parking issues at this location with the parking spilling over so a parking layout is needed. Ron Breslawski agreed that a better parking plan is needed. Judy Hazen agreed there should be a Public Hearing. Dane Emens agreed there should be a Public Hearing to notify the community. Dave Martin agreed with Dane. Tom Jensen stated that they need a better plan, the parking needs to be verified and a Public Hearing for the neighbors is a good thing. Mr. Antoniou stated that they plan to do some remodeling and would like to open April 1, 2009 but would like to have a Public Hearing as soon as possible. Town Engineer J. P. Schepp stated that they needed a map from the surveyor showing the parking and revised plans of the building for the Public Hearing. Mr. Antoniou stated that the property was staked out. Mr. Schepp explained that he needed to see it drawn out on paper to scale.

A motion was made by Dane Emens, seconded by Ron Breslawski to schedule a Public Hearing for December 1, 2008 at 7:30pm for Mr. Antoniou for a restaurant /bar located at 1721 Lake Road. Members polled Breslawski aye, Emens aye, Hazen aye, Jensen aye, Martin aye, Morey aye. Motion carried.

Mr. Antiniou was reminded to have the maps and fee into the Clerk by the deadline.

**SIMPLE LOT COMBINATION  
HOLLINK SUBDIVISION**

**CHURCH ROAD**

Rich Maier from Maier Land Surveying was present representing Michael Mitchell seeking a Simple Lot Combination for Lots 3, R-5, 6 and 7 of the Hollink Subdivision located on Church Road. Mr. Maier explained that this was previously subdivided in the 90's. It is currently being used as farmland and the taxes are too much so the owner would like to combine it back into one parcel. Tom Jensen questioned if there was any development planned. Mr. Maier stated no it would continue to be used for farming. Town Engineer J.P. Schepp stated that the plan would need the note "not approved for building" to be added. Mr. Maier questioned if someone bought the property and wanted to build a house what would happen since it was previously approved. Mr. Schepp explained that they would need to come in for Site Plan approval because the lot has changed and is combined and no longer has approvals.

A motion was made by Tom Jensen, seconded by Dave Martin to grant Simple Lot Combination approval to Michael Mitchell for Lots 3, R-5, 6 and 7 of the Hollink Subdivision located on Church Road. The Board waived the need for a Public Hearing per Town Code 125-75 E 10. Members polled Breslawski aye, Emens aye, Hazen aye, Jensen aye, Martin aye, Morey aye. Motion carried.

**DISCUSSION**

Chairperson Linda Morey stated there would be a Structural Hazard Area Workshop on Nov. 13 at 7:00pm.

2009 meeting dates and meeting time were discussed. The dates were approved and the Board agreed to keep the meeting time at 7:30pm.

Town Board Liaison Dave Rose stated that he was glad to hear that John Antoniou might be removing the apartment building on Lake Road. He also stated that the workshop on Nov. 13 should be approved by the Town Board for training.

Tom Jensen reminded everyone to vote tomorrow.

**ADJOURNMENT**

A motion was made by Tom Jensen, seconded by Dane Emens to adjourn tonight's meeting barring no further business. Members polled Breslawski aye, Emens aye, Hazen aye, Jensen aye, Martin aye, Morey 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 1, 2008 at 7:30pm. Deadline for all fees is November 17, 2008 at 12:00pm.**