

Hamlin Planning Board *Minutes*
Monday, May 4, 2009
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, Judith Hazen, Tom Jensen, Dave Martin, Linda Morey, Lee Nettin and Mark Reeves.

Also present: Town Engineer J.P. Schepp, Town Attorney Ken Licht, Town Board Liaison Dave Rose, Highway Superintendent Thomas Ingraham, Conservation Board members Ed Evans and Nick Kramer, Engineer Brian Sorochty, Attorney Douglas Heath and resident Jason Requa.

A motion was made by Tom Jensen, seconded by Mark Reeves to approve the minutes from the April 6, 2009 meeting as recorded. Members polled Breslawski aye, Hazen aye, Jensen aye, Martin aye, Morey aye, Nettin aye, Reeves aye. Motion carried, minutes approved.

Chairperson Linda Morey added an LWRP approval for 6612 Shore Acres to tonight's agenda.

**LWRP AND CONSERVATION AND DEVELOPMENT PERMIT APPROVAL
39 COOK ROAD**

Conservation Board member Ed Evans stated that Jeanine Klopp and Nick Kramer initially went on the site inspection. The pool and the basketball court proposal wouldn't change anything at the site. There were no issues. Ed did add that he went and looked at the site also and he was concerned with a utility pole on the property that was leaning and ready to break. Owner Jason Requa stated that he has called National Grid several times because the pole has been leaning for the past 7 years. They have been out to look at it but don't do anything. Highway Superintendent Tom Ingraham stated that he would contact National Grid on this issue.

A motion was made by Dave Martin, seconded by Ron Breslawski to grant LWRP and Conservation Development Permit approval to Jason Requa for a pool and basketball court located at 39 Cook Road as presented. Members polled Breslawski aye, Hazen aye, Jensen aye, Martin aye, Morey aye, Nettin aye, Reeves aye. Motion carried.

**SIMPLE SUBDIVISION APPROVAL
KLUDT SUBDIVISION**

2288 REDMAN ROAD

Attorney Douglas Heath was present representing owner Ed Bolling seeking Simple Subdivision approval for the Kludt Subdivision located at 2288 Redman Road. Attorney Heath explained that the owner wants to divide off the existing residence and 5 acres and sell off the remaining vacant farmland.

Town Engineer J.P. Schepp had no engineering concerns. They are not proposing any construction and the existing house is in compliance.

Dave Martin questioned whether it was National Grid power or Niagara Mohawk still. Mr. Schepp stated that the easement belongs to Niagara Mohawk still.

A motion was made by Judy Hazen, seconded by Dave Martin to grant Simple Subdivision approval to the Kludt Subdivision located at 2288 Redman Road. Members polled Breslawski aye, Hazen aye, Jensen aye, Martin aye, Morey aye, Nettin aye, Reeves aye. Motion carried.

**PRELIMINARY COMMERCIAL SITE PLAN APPORVAL
DAKOTA GRILL**

913 ROOSEVELT HIGHWAY

Brian Sorochty from DDS Engineers was present to represent Dave Danzig owner of the Dakota Grill seeking Preliminary Commercial Site Plan approval for an addition located at 913 Roosevelt Highway. Mr. Sorochty stated that they are proposing a 4000 sq. ft. restaurant addition. They have submitted parking, landscaping, drainage and leach field improvements to the site. A traffic analysis was completed and submitted. They have received comments from the Town Engineer. Mr. Danzig will maintain the drainage ditch on the site. NYS and Monroe County DOT have not submitted any comments yet. They have made the changes that were recommended by the County but have not heard from the State DOT yet.

Chairperson Linda Morey stated that the Building Inspector indicated that there were not enough parking spaces on the plan. Mr. Sorochty stated that they have added 4 parking spaces so Phase I is in compliance now with the parking. They will address the parking for Phase II when they come in for approval.

Town Engineer J.P. Schepp stated that he has reviewed the drainage report and the detention pond is adequate. The buffering to reduce headlight glare has been added to the plan. The issues with the entrances are under the State and County DOT jurisdiction. They have made improvements to the entrances. A traffic analysis was provided. The report states that the addition is under the threshold that requires a complete study. If it is approved by the State and the County DOT then he is ok with the proposal.

Chairperson Linda Morey stated that the Building Inspector also wanted it noted that the building would need to have a sprinkler system installed.

Conservation Board member Ed Evans stated they had nothing new.

A motion was made by Tom Jensen, seconded by Ron Breslawski to grant Preliminary Commercial Site Plan approval to Dave Danzig owner of the Dakota Grill for Phase I of the proposal for an addition located at 913 Roosevelt Highway providing there are 84 parking spaces provided and there are no State and County DOT concerns. Members polled Breslawski aye, Hazen aye, Jensen aye, Martin aye, Morey aye, Nettin aye, Reeves aye. Motion carried.

A motion was made by Tom Jensen, seconded by Ron Breslawski to amend the previous motion to include an unlisted SEQR determination for 913 Roosevelt Highway Phase I and issue a negative declaration. Members polled Breslawski aye, Hazen aye, Jensen aye, Martin aye, Morey aye, Nettin aye, Reeves aye. Motion carried.

A motion was made by Tom Jensen, seconded Judy Hazen to grant Final Commercial Site Plan approval to Dave Danzig for Phase I of the proposal for an addition located at 913 Roosevelt Highway pending State and County DOT approvals. Members polled Breslawski aye, Hazen aye, Jensen aye, Martin aye, Morey aye, Nettin aye, Reeves aye. Motion carried.

LWRP

6612 SHORE ACRES DRIVE-6' FENCE

The Board reviewed and discussed the 6' fence proposal for 6612 Shore Acres Drive.

The Conservation Board had no concerns.

Mark Reeves questioned the length of the fence and fence type. It was stated that it would not be in front of the front foundation of the house. Judy Hazen was concerned if the fence would block the view of the neighbor. The Conservation Board should have made sure that the fence would not block the view of the lake before they approved it.

A motion was made by Tom Jensen, seconded by Lee Nettin to grant LWRP approval for a 6' fence located at 6612 Shore Acres Drive. Members polled Breslawski aye, Hazen no, Jensen aye, Martin aye, Morey aye, Nettin aye, Reeves no. Motion carried.

DISCUSSION

Chairperson Linda Morey stated that the procedure sheets need to be reviewed and updated if necessary so they will be on next month's agenda to review.

Tom Jensen gave a review on the Zoning Workshop meetings. Tom stated that they are discussing Shoreline Zoning changes. This would eliminate the need for a variance if the lots weren't 2 acres. They are looking into doing away with the 5-acre lot requirement for R-VL. They are discussing limiting farmland splits to 90/10 splits. This would be a one-time subdivision only. This would protect the farmland and the character of the town. Judy was concerned that the change would prevent farmers from selling off their land for development and making money for their retirement. She asked Tom Jensen to take her concern back to the Board. Town Board Liaison Dave Rose stated that they discussed this at the Geneseo Conference as a plan to preserve the farmland. They have met with local farmers and they were in favor of the 1-acre lots. They are trying to come up with a way to preserve the farmland and continue development. The workshops are the third Thursday of the month and anyone is welcome to attend.

Dave Martin questioned if the wind tower code was moving forward. Dave Rose stated that it is on the back burner for now. There are two residents coming before the Zoning Board for height variances for personal towers now.

53 KING STREET

Dwight Diltz was present to discuss 53 King Street. He stated that his tenant was in front of the Board last month and there was some discussion regarding parking. Mr. Diltz stated that 14 additional parking spaces have been added and there is more than enough parking for the business. Town Engineer stated that they are looking for a Site Plan with paved parking on it. Mr. Diltz stated that he would pave those parking spaces that were added now that the weather is nice. Chairman Linda Morey stated that he needs to get on the next agenda and he would need a Public Hearing. Tom Jensen stated that they would need to see the number of parking spaces for each business and they would need an accurate Site Plan.

ADJOURNMENT

A motion was made by Ron Breslawski, seconded by Tom Jensen to adjourn tonight's meeting barring no further business. Members polled Breslawski aye, Hazen aye, Jensen aye, Martin aye, Morey aye, Nettnin aye, Reeves 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 1, 2009 at 7:30pm. Deadline for all fees is May 18, 2009 at 12:00pm.