

Hamlin Planning Board *Minutes*  
Monday, October 5, 2009  
7:30pm

The regular scheduled meeting of the Hamlin Planning Board was called to order by the 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, Mark Reeves and Peter Tonery.

Also present: Town Engineer J.P. Schepp, Support Boards Attorney Charles Welch, Town Board Liaison Dave Rose, Building Inspector Lee Nettnin, Highway Superintendent Tom Ingraham, Conservation Board members Jeanine Klopp, Nick Kramer, Jason Baxter and Ed Evans and residents Richard Sage and Eugene Ehmann.

A motion was made by Mark Reeves, seconded by Judy Hazen to approve the minutes from the September 8, 2009 meeting as recorded. Members polled Breslawski aye, Hazen aye, Jensen aye, Martin aye, Morey aye, Reeves aye, Tonery abstain. Motion carried, minutes approved.

**SPECIAL USE PERMIT  
EUGENE EHMANN**

**655 WILER ROAD**

Eugene Ehmann was present seeking Special Use Permit approval to sell firearms at his house located at 655 Wiler Road. Mr. Ehmann explained that he is a Private Investigator and occasionally he has the need to purchase firearms for his clients. No clients would be coming to the house. The firearms would be delivered via the mail or UPS then Mr. Ehmann would deliver the firearm to the client. Peter Tonery asked if there would be any advertising. Mr. Ehmann stated no there would not. Tom Jensen asked if Mr. Ehmann was licensed and trained. Mr. Ehmann stated yes he is. He also explained that a background check would be done prior to ordering the firearm and the client would be checked and approved by the ATF first. Dave Martin asked if they would be just pistols. Mr. Ehmann agreed. Tom Jensen questioned how many a year. Mr. Ehmann stated maybe one a year.

A motion was made by Judy Hazen, seconded by Ron Breslawski to approve the Special Use Permit to allow Mr. Ehmann to sell firearms from his house located at 655 Wiler Road with the limitations noted: no sign, no employees, no customers coming to house, no parking required. Per Town Code 125-74B(2)(1) the Board waives the need for a Public Hearing. Members polled Breslawski aye, Hazen aye, Jensen aye, Martin aye, Morey aye, Reeves aye, Tonery aye. Motion carried.

**COMMERCIAL SITE PLAN APPROVAL  
KEVIN NOON****1675 LAKE ROAD**

Richard Sage was present seeking Commercial Site Plan approval for a Home Improvement Business located at 1675 Lake Road. Mr. Sage explained that he currently rents the front building located at 1675 Lake Road from Kevin Noon. He would like to open a Home Improvement Business and showroom there called Sage and Sons. The business consists of roofing, siding, doors and windows. It is a family business with himself, his sons, his daughter and his wife. He would like to bring the business into the Hamlin Community. He would have office space, a showroom and storage in the back. He explained that the inside needs updates and modifications that he would get a Building Permit for. Chairperson Linda Morey questioned if the handicap bathrooms were completed. Mr. Sage stated that the handicap bathrooms needed to be completed, walls and framing needs to be added, the reception area needs to be completed and the ceiling needed to be repaired. He stated that he would like to repair the building and open his business in Hamlin. Ron Breslawski questioned if he would be using just the front building. Mr. Sage stated yes someone else uses the rear building. Town Engineer J.P. Schepp stated that the parking needs to be addressed. It needs to be to scale. He added that the parking lot needs to be paved per Town Code. Building Inspector Lee Nettin stated that the sign would require a permit. A fire lane needs to be added. He also has some parking issues. Handicap parking needs to be added. He questioned a buffer between the commercial property and the residential property to the north. He also explained that a 12' access lane is required and there is no emergency vehicle access into the fenced in area.

Town Engineer J.P. Schepp stated that the property to the south is zoned commercial also and the residential property to the north is a 60' right-of-way. It's not an actual residence. The next property to the north has a residence. This is the same type of commercial business that has been at this location so he didn't see the need for a buffer but it was up to the Board.

Chairperson Linda Morey questioned access to the rear of the building. Peter Tonerly suggested having a "no parking" sign in front of the gate area. Building Inspector Lee Nettin stated that there was more parking shown than was required. Tom Jensen stated that the parking lot does need to be paved and marked per the code. Attorney Welch stated that he was figuring out the required parking. Mr. Nettin stated that the rear of the building is warehouse space. Chairperson Linda Morey stated that there would be 6 employees. Peter Tonerly questioned if there would be any manufacturing at this location. Mr. Sage stated no just storing of materials and tools for the business.

A motion was made by Tom Jensen, seconded by Mark Reeves to grant Commercial Site Plan approval to Kevin Noon for a Home Improvement Business called Sage and Sons located at 1675 Lake Road as presented. Members polled Breslawski aye, Hazen aye, Jensen aye, Martin aye, Morey aye, Reeves aye, Tonerly aye Motion carried.

**SIMPLE LOT COMBINATION  
DAKOTA SUBDIVISION****913 ROOSEVELT HIGHWAY**

Rich Maier of Maier Land Surveying was present representing Dave and Sherry Danzig seeking Simple Lot Combination for the Dakota Subdivision located at 913 Roosevelt Highway. Mr. Maier explained that this was previously approved in February but the Mylar was not filed with the County and the approval has expired. The owner was waiting for the Site Plan for the expansion to be approved. They are here today to just have the Lot Combination approved. Dave Martin questioned the “s” on the map. Mr. Maier stated they indicate the location of the current septic system. The owner is proposing a new septic system on the other lot. Tom Jensen stated that the lots need to be combined due to the septic being located on the other lot. He questioned if there were any other changes. Mr. Maier stated no other changes. Town Engineer J.P. Schepp had no issues with the lot combination.

A motion was made by Tom Jensen, seconded by Dave Martin to approve the Simple Lot Combination for the Dakota Subdivision located at 913 Roosevelt Highway. Per Town Code 125-74 E 10 the Board waives the need for a Public Hearing. This is a Type II Negative Declaration SEQR determination. Members polled Breslawski aye, Hazen aye, Jensen aye, Martin aye, Morey aye, Reeves aye, Tonery aye. Motion carried.

**DISCUSSION**

Chairperson Linda Morey asked Dave Martin to discuss a recent proposal for an Agricultural Mixing Facility Building. Dave explained that the NRCS has grant money for farmers to build Pesticide Facilities. They are building that are used for the storage of pesticides to reduce run off and to provide a contained, locked area to store the pesticides in. There are no regulations for the location of these buildings. The farmer chooses the location that would be the best for this building. Peter Tonery questioned if they would be out in the fields. Dave stated no they would be where the other barns and buildings on the farm are located. Mark Reeves questioned the safety and the precautions being taken. Ron Breslawski stated that he heard that the building would be used to load the sprayers inside then they would drive the sprayers down the road to the field loaded. Dave stated no that’s not what they were used for. They were just storage buildings. Peter Tonery questioned if they were being required or if they were an option. Dave stated that they were an option.

Town Board Liaison Dave Rose stated that the Town Board was working on the budget. There would be a workshop tomorrow on the Preliminary Budget. They would be discussing the Agricultural Overlay District at the next zoning workshop.

Peter Toney mentioned The Dirt training coming up in October and asked if this affected the Town. J.P. Schepp stated that Hamlin is not at this level yet. Currently the Engineer provides weekly reports and reports after rainfall on major developments. The requirement is for high-density areas. In Hamlin we only require reports for soil disturbances over 5 acres. Currently we only have the Hamlin Meadows project. Tom Ingraham stated that Monroe County Soil and Water takes over in Hamlin also and if they need to they go to the DEC. He added that Hamlin is part of the coalition.

**ADJOURNMENT**

A motion was made by Mark Reeves, 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, Reeves aye, Peter Toney. 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, November 2, 2009 at 7:30pm. Deadline for all fees is October 19, 2009 at 12:00pm.**