

Hamlin Planning Board *Minutes*  
Monday, February 7, 2011  
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, Tom Jensen, Dave Martin, Linda Morey, Mark Reeves and Peter Toney.

Excused: Judith Hazen

Also present: Town Engineer J.P. Schepp, Support Boards Attorney Ken Licht, Town Board Liaison Dave Rose, Building Inspector Lee Nettnin, Conservation Board members Jeanine Klopp, Nick Kramer, Jason Baxter and Ed Evans, Engineers Jim Glogowski and Dave Matt and residents Mark Ballerstein, Debbie Morehouse, Paul Keller and Ken and Mary Jo Schlecht.

Chairperson Linda Morey stated that they received a request from Mr. Dollard requesting that the minutes from last month's meeting be amended to include the largest container size stored at 3 Railroad Ave but after reviewing the tape it was unclear that a maximum size was stated and therefore the request was denied.

A motion was made by Tom Jensen, seconded by Ron Breslawski to approve the minutes from the January 3, 2011 meeting as recorded. Members polled Breslawski aye, Jensen aye, Martin aye, Morey aye, Reeves aye, Toney aye. Motion carried, minutes approved.

**CONCEPTUAL COMMERCIAL SITE PLAN APPROVAL**  
**LIFE SOLUTIONS OF HAMLIN** **1696 LAKE ROAD**

Mark Ballerstein was present representing Life Solutions of Hamlin seeking Commercial Site Plan approval for a food pantry located at 1696 Lake Road. Mr. Ballerstein explained that they are proposing a non-profit food pantry that will offer other services for the community. They would distribute food weekly and receive food deliveries on a monthly basis. They will have a counseling facility and have garage sales at the site for funding. Chairperson Linda Morey questioned if they would only be heating 3 areas per the map. Mr. Ballerstein stated that they would be heating the counseling area and the bathrooms. Chairperson Linda Morey stated that there were some parking issues with the spaces running north and south. She was concerned with safety backing out and pulling in with the parking spots. Mr. Ballerstein stated that they just followed the current parking plan.

Town Engineer J. P. Schepp stated that the parking lot would need to be paved per the Town code. The dumpster location needs to be shown on the map and is required to be fenced in. Lighting for the parking lot needs to be addressed.

Building Inspector Lee Nettin had issues with the parking also. He was concerned there would not be enough parking for the garage sale events. He was also concerned with the location of the handicap parking space whether there would be enough room for fire truck access if a car was parked there.

Attorney Ken Licht was concerned if the number of parking spaces provided met the code requirements. Building Inspector Lee Nettin explained that it was hard to determine the category they fit into. He figured 10 spaces plus employee parking for office space. The garage sale events change the requirement. Mr. Ballerstein stated that there were no employees. It was explained that volunteers are the same as employees and parking still needs to be provided for them. It was determined that depending on the event there could be 2-6 volunteers at one time.

Tom Jensen questioned the number of garage sales per year. Mr. Ballerstein stated about 4-6 a year. They are beneficial for funding. Tom Jensen questioned if the parking lot was paved now. Mr. Ballerstein stated no it isn't but they planned on making improvements to the building and the site so if it is required to be paved they would do that. They would just ask for time to fund raise for the expense of the paving. There is no current lighting for the parking lot. Tom Jensen questioned if the existing garage was on their property. Mr. Ballerstein stated no it is on the neighboring property. Town Engineer J.P. Schepp suggested improving the entrance to avoid the existing utility pole. Mr. Ballerstein agreed to look into that.

A motion was made by Peter Tonery, seconded by Tom Jensen to grant Conceptual Commercial Site Plan approval to Life Solutions of Hamlin for a food pantry located at 1696 Lake Road. Members polled Breslawski aye, Jensen aye, Martin aye, Morey aye, Reeves aye, Tonery aye. Motion carried.

A motion was made by Tom Jensen, seconded by Ron Breslawski to schedule a Public Hearing for Life Solutions of Hamlin located at 1696 Lake Road for March 7, 2011 at 7:30pm. Members polled Breslawski aye, Jensen aye, Martin aye, Morey aye, Reeves aye, Tonery aye. Motion carried.

**CONCEPTUAL COMMERCIAL SITE PLAN APPROVAL  
KELLER INTERNATIONAL**

**1431 LAKE ROAD**

Paul Keller was present seeking Conceptual Commercial Site Plan approval for a warehouse storage business located at 1431 Lake Road. Chairperson Linda Morey questioned that at last month's meeting Mr. Keller stated that he had an internet business

but then submitted an application for a warehouse storage business. She asked Mr. Keller to clarify the use of the building. Mr. Keller stated that it is an internet business but he views it like warehouse storage because he stores the product there until it is purchased and shipped out. Chairperson Linda Morey questioned the Photo Dark Room on the plans. Mr. Keller stated that was just to take pictures of the product for a catalog.

Town Engineer J. P. Schepp stated that the parking lot is required to be paved per the code. The customer parking needs to be shown on the plans and would need to be paved also. Dumpsters need to be shown on the plan and are required to be fenced in. Lighting for the parking lot needs to be addressed. Dave Martin questioned if the front was used for loading. Mr. Keller stated sometimes. There are two different loading docks and they use both. Mr. Keller stated that he could pave the parking lot in the summer.

Building Inspector Lee Nettin stated that the parking along the building doesn't allow for a fire lane. Two of the egress doors lead into a locked fenced in area. That is not a good practice to exit people into a locked area. Mr. Nettin stated that currently the south side is not plowed to allow for fire access. The fire lane is lost due to parking along the building. Mr. Keller stated that there was plenty of room to park. It was explained that cars cannot be parked along the building in case there is a fire. There needs to be a fire lane along the building. Mr. Keller stated that there was plenty of room to park next to the building. Mark Reeves stated that the parking spaces along the building need to be removed. That area is a required fire lane and parking is not allowed there. Tom Jensen explained that it is a safety issue to have cars parked along the building in case there is a fire. There needs to be access to the building for the fire trucks so the parking along the building needs to be moved to another location. Attorney Ken Licht was concerned with parking in the easement area. He explained that the terms of the easement may prohibit parking. If that is where the parking is going to be proposed then he would need to review the terms of the easement. Mr. Keller stated that the easement is just on the deed. Mr. Licht questioned the number of parking spaces required. Tom Jensen questioned if there was a showroom area. Mr. Keller stated no just a couple customers pick up their product there. They mostly ship the product out. Building Inspector Lee Nettin stated that handicap parking needs to be shown on the plans. One handicap parking space plus one 10' access isle is required near an entrance. A fire lane along one side of the building is required and it needs to be kept plowed in the winter. Parking in the current fenced in area was suggested.

Attorney Ken Licht stated that the existing application needs to be modified with a letter to the Board to include internet sales.

Town Engineer J.P. Schepp stated that 25 parking spaces are required and they need to be paved and lighting needs to be added for the parking lot.

A motion was made by Peter Tonery, seconded by Mark Reeves to grant Conceptual Commercial Site Plan approve to Paul Keller for a Warehouse Storage/Sales business located at 1431 Lake Road. Members polled Breslawski aye, Jensen aye, Martin aye, Morey aye, Reeves aye, Tonery aye. Motion carried.

A motion was made by Ron Breslawski, seconded by Tom Jensen to schedule a Public Hearing for Paul Keller for Keller International located at 1431 Lake Road for March 7, 2011 at 7:30pm. Members polled Breslawski aye, Jensen aye, Martin aye, Morey aye, Reeves aye, Tonery aye. Motion carried.

**MYLAR RE-SIGNING APPROVAL  
PALMER RE-SUBDIVISION**

**719 WILER ROAD**

Jim Glogowski was present representing Gary and Donna Johnson seeking Mylar re-signing approval for the Palmer Re-Subdivision located at 719 Wiler Road. Mr. Glogowski explained that this Re-Subdivision was originally approved by the Board January 4, 2010. The Mylar couldn't be filed with Monroe County at that time due to personal reasons. They are ready to file the Mylar now so the signatures need to be re dated. There were no changes made to the map.

A motion was made by Tom Jensen, seconded by Dave Martin to grant Mylar re-signing approval for the Palmer Re-Subdivision located at 719 Wiler Road. Members polled Breslawski aye, Jensen aye, Martin aye, Morey aye, Reeves aye, Tonery aye. Motion carried.

**REVISED SITE PLAN APPROVAL  
KEN AND MARY JO SCHLECHT**

**7146 TUCKER LANE**

Dave Matt from Schultz Associates was present representing Ken and Mary Jo Schlecht seeking revised Site Plan approval to construct a single family house located at 7146 Tucker Lane. Mr. Matt explained that the Site Plan was approved November 2009. Monroe County Health Department made some changes to the leach system that resulted in pushing the house 18' closer to the lake. A full raised bed system was added to the plan which resulted in the leach being moved further away from the wetlands. They are asking for revised Site Plan approval based on the changes made by the M.C.H.D. Chairperson Linda Morey stated that due to the significant changes that were made to the plans they will view this proposal as a new application. Town Engineer J.P. Schepp stated that there are no new concerns. The changes made don't affect the drainage or the wetland. Building Inspector Lee Nettnin stated that the house is now closer to the lake and further into the Structural Hazard Area. Mr. Matt stated that they received an extension on the original variances that were approved. Conservation Board member Jeanine Klopp stated that they have the same concerns with the wetlands and the distance from the lake. The structure also needs to be moveable which it is. Tom Jensen that this

plan creates more concerns. The driveway and the garage encroach on the existing wetlands. Plus the house has been moved closer to the lake. Chairperson Linda Morey stated that she is concerned with the current driveway to the property. The trees prohibit emergency vehicle access. Mr. Matt stated that the trees would be trimmed once they start building. The house has a sprinkler system added. The plan was already reviewed and approved by the Fire Chief. It was noted that there is a new Fire Chief now.

Chairperson Linda Morey was concerned with the shared parking. Mr. Matt stated that the access easement is noted on the map. Attorney Ken Licht stated that it would be a condition of the Final approval to see and review the access easement and the restrictions. The recording of the easement would need to proceed the Mylar signing.

Dave Martin questioned if the Fire Department had any concerns. Mr. Nettin stated that they would like a 12' driveway but the house does have a sprinkler system added. He also suggested a note on the plans reducing the Town's liability due to future flooding. Mr. Matt stated that he could add "area prone to flooding" under special notes on the plans.

Chairperson Linda Morey stated that they had concerns regarding spills and storage of chemicals in the garage due to it being so close to the wetlands now. They discussed precautions to protect the area. The distance of the garage from the wetlands was questioned. The garage is 25' from the wetlands. Peter Toney questioned if the garage is slab. Mr. Matt stated yes it is. Dave Martin suggested a catch basin in the garage for any spills that might occur. Some discussion took place as to whether or not that was allowed. Mr. Nettin would look into that. Tree removal and snow removal was discussed.

Town Engineer J.P. Schepp explained that Federal Wetlands can be altered. He suggested looking into making improvements to the wetland in a different location on the site to accommodate moving the house closer to the wetland. He explained that this lot was subdivided and wetlands vary in quality. He stated that the lot was created and approved. They discussed looking into the original subdivision.

A motion was made by Mark Reeves, seconded by Peter Toney to table their decision until next month's meeting to address the following concerns: chemical spills in the garage, altering wetlands, current Fire Chief review and a new LWRP completed for 7146 Tucker Lane. Members polled Breslawski aye, Jensen aye, Martin aye, Morey aye, Reeves aye, Toney aye. Motion carried.

## **DISCUSSION**

Town Board Liaison Dave Rose stated that the Town is purchasing the property south of the Town Hall. The Town may tear down the house and garage on the property and use the lot for parking space. The next Zoning Workshop is this Thursday night at 7:00pm and they will continue to work on the APZ zoning.

**ADJOURNMENT**

A motion was made by Mark Reeves, seconded by Dave Martin to adjourn tonight's meeting barring no further business. Members polled Breslawski aye, Jensen aye, Martin aye, Morey aye, Reeves aye, Tonery 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, March 7, 2011 at 7:30pm. Deadline for all fees is February 18, 2011 at 12:00 noon.**