

Hamlin Planning Board *Minutes*  
Tuesday, September 6, 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, Judith Hazen, Tom Jensen, Dave Martin, Linda Morey, Mark Reeves and Peter Tonery.

Also present: Town Engineer J.P. Schepp, Support Boards Attorney Ken Licht, Town Board Liaison Dave Rose, Highway Superintendent Steve Baase, Building Inspector Lee Nettin, Conservation Board members Jeanine Klopp, Jason Baxter and Ed Evans, Engineers Bob Winans and John Clarke and residents Paul Keller, Charlotte Hansel, Robin Hansel, Nina Hansel and Edward and Kelly Roethel.

A motion was made by Judy Hazen, seconded by Ron Breslawski to approve the minutes from the August 1, 2011 meeting as recorded. Members polled Breslawski aye, Hazen aye, Jensen aye, Martin aye, Morey aye, Reeves aye, Tonery aye. Motion carried, minutes approved.

*The Clerk read the Proof of Publication*

**PUBLIC HEARING  
COMMERCIAL SITE PLAN APPROVAL  
KELLER INTERNATIONAL**

**1431 LAKE ROAD**

Paul Keller was present seeking Commercial Site Plan approval for Keller International located at 1431 Lake Road. Mr. Keller explained that he has addressed all of the previous concerns and has received a variance to have 17 paved parking spaces instead of the 25 originally required. He has removed the Fire Lane along the south per the Fire Marshal's request. He requested to have until the end of next year to complete the paving.

Building Inspector Lee Nettin stated that the Fire Lane, handicap parking, no parking zone and the 17 parking spaces needed to be marked and stripped. The handicap space requires an access isle. Mr. Keller agreed that would be completed. He also added that a pull box has been installed on the front gate to the south.

Town Engineer J.P. Schepp had no site change issues. He stated that the egress and ingress needed to be properly identified.

Attorney Ken Licht questioned if there was a handicap accessible ramp near the handicap parking space. Mr. Keller stated that there is a ramp on the outside of the service door but not one in the inside. Attorney Licht stated that a ramp was needed on the inside. Mr. Keller agreed to take care of the inside ramp.

At this time Chairperson Linda Morey opened the Public Hearing and asked if there was anyone present to speak for or against this proposal. There were no replies.

At this time Chairperson Linda Morey closed the Public Hearing.

Dave Martin questioned if the parking was adequate. Building Inspector Lee Nettin stated that a variance was granted for 17 parking spaces.

Peter Tonerly suggested putting up signage now for the handicap space and no parking in the Fire Lane. It was stated that it needed to be paved and stripped first. Some discussion took place. Mr. Keller agreed to have no parking signs up in the Fire Lane 1 month from today.

Chairperson Linda Morey questioned if additional space was rented out in the building where would the additional parking be. Mr. Keller stated in the back or he could add more in the front but there really wasn't any more space to rent out in the building. Tom Jensen added that if another business is added to the building they have to come back before the Planning Board for approval per the Zoning Board variance approval.

Attorney Licht stated that the Site Plan should be cleaned up prior to approval. The Site Plan should incorporate the issues discussed and be clearer for future Planning Board members.

A motion was made by Judy Hazen, seconded by Peter Tonerly to grant Commercial Site Plan approval to Paul Keller for Keller International located at 1431 Lake Road contingent on a handicap accessible ramp being added inside, paving, stripping and signage completed by August 31, 2012, signage being put up now in Fire Lane and a clearer Site Plan provided. This is a Type II SEQR determination. Members polled Breslawski aye, Hazen aye, Jensen aye, Martin aye, Morey no, Reeves aye, Tonerly aye. Motion carried.

**CONSERVATION DEVELOPEMNT PERMIT  
EDWARD ROETHEL**

**130 LAKE ROAD EAST FORK**

Edward Roethel was present seeking Conservation Development Permit approval to construct a 12' x 20' 3 season room located at 130 Lake Road East Fork.

Mr. Roethel explained that the 3 season room would be located on the south east corner of his house on an existing concrete pad.

Chairperson Linda Morey questioned if the concrete pad was 1 piece. Mr. Roethel stated that the center was existing and the outer portion was added. There was an existing structure in the location that had to be removed. He ran a rod down 1 corner and it was about 40" deep.

Town Engineer J.P. Scheep had no engineering concerns.

Building Inspector Lee Nettin had concerns with the concrete pad also. He stated that the depth of the footer would need to be verified prior to the Building Permit being issued. He added that DRC comments were sent in to the County on July 18, 2011 but comments have not been received back yet.

There were no Conservation Board issues.

Chairperson Linda Morey questioned the construction. Mr. Roethel stated wood construction with sliding glass doors.

A motion was made by Tom Jensen, seconded by Judy Hazen to grant Conservation Development Permit approval to Edward Roethel to construct a 12' x 20' 3 season room located at 130 Lake Road East Fork. Permit to expire 1 year from date Building Permit is issued. Members polled Breslawski aye, Hazen aye, Jensen aye, Martin aye, Morey aye, Reeves aye, Tonery aye. Motion carried.

## **PRELIMINARY SITE PLAN APPROVAL 101 WILER ROAD**

Bob Winans from LaDieu Associates was present representing Mr. and Mrs. Leturneau seeking Preliminary Site Plan approval to construct a single family house located at 101 Wiler Road. Mr. Winans stated it was a 10.5 acre lot that was previously farmland on the west side of Wiler Road. The wetlands have been delineated. The 100' buffer zone has been added to the map. A Monroe County Pure waters sewer line runs through the property. They are proposing to cross the road and connect to the sewer line at 170 Wiler Rd. He has received the comments from the Engineer. They need to work out the sewer hookup details with the Highway Superintendent and Monroe County. A Conservation Development Permit will also be required for this application.

Town Engineer J.P. Schepp stated that he sent a letter with his engineering issues. He has some concerns with the sanitary sewer. The sewer line crossing the road was discussed. Monroe County Pure Waters limits the number of tap ins on their sewer lines. Need to talk to M.C. P. W. and get a mutual agreement.

Building Inspector Lee Nettin questioned if a DEC permit was required. Mr. Winans stated that the wetlands were delineated and he didn't think a DEC permit was required. Mr. Nettin questioned the note on the map that the manhole across the street was flooded. Mr. Winans stated that the manhole was full of water per their surveyor. He needs to talk to M.C. P. W. about it. The existing manhole wasn't finished properly. There will be an easement agreement with the neighbor if the manhole is repaired properly. Mr. Nettin stated that the finished floor elevation needs to be shown on the map and the 100' vegetation buffer from the wetlands.

Highway Superintendent Steve Baase stated that he has concerns with the sewer lines. He has talked to J.P. Schepp regarding other options. He doesn't even have the necessary equipment to clean out the 4" proposed line at this time.

Attorney Ken Licht stated that a proposed easement agreement offered by the neighbor will be required if the sewer is on the neighbor's property.

No Conservation Board issues at this time.

The sanitary sewer was discussed.

A motion was made by Mark Reeves, seconded by Peter Toney to schedule a Public Hearing for Mr. and Mrs. Laturneau seeking Preliminary Site Plan approval to construct a single family house located at 101 Wiler Road for October 3, 2011 at 7:30pm. Members polled Breslawski aye, Hazen aye, Jensen aye, Martin aye, Morey aye, Reeves aye, Toney aye. Motion carried.

**SPECIAL USE PERMIT  
NINA HANSEL**

**1765 LAKE ROAD**

Nina Hansel was present seeking a Special Use Permit to have a Hair Salon in her house located at 1765 Lake Road. She explained that the salon would be in the breezeway and enclosed porch area of her house.

Chairperson Linda Morey stated that the map/drawing was a little confusing.

Town Engineer J.P. Schepp stated there were no engineering concerns.

Building Inspector Lee Nettin stated that DRC comments were received and it was determined it's a local matter.

A motion was made by Tom Jensen, seconded by Ron Breslawski to schedule a Public Hearing for Nina Hansel seeking SUP approval to have a Hair Salon located in her house located at 1765 Lake Road for October 3, 2011 at 7:30pm. Members polled Breslawski aye, Hazen aye, Jensen aye, Martin aye, Morey aye, Reeves aye, Tonery aye. Motion carried.

**SIMPLE SUBDIVISION****HUNT CLUB SUBDIVISION****2264 M.O.C.L. RD.**

No one was present for this application. Due to the number of questions that needed to be answered the application was tabled until next month.

**PRELIMINARY SITE PLAN APPROVAL****2180 BRICK SCHOOLHOUSE RD.**

John Clarke from DDS Engineers was present representing Steve Bubel seeking Preliminary Site Plan approval to construct a single family house located at 2180 Brick Schoolhouse Rd. Mr. Clarke explained that Mr. Bubel has a buyer for the property and the sale is contingent on site plan approval. This lot was previously approved in 2000 but the buyers would like to move the location of the proposed house back off the road 274'. That is the only change to the original site plan. They are proposing a private leach, public utilities and public water. They submitted to the DRC but haven't received comments back yet. The drainage is shown on the plan.

Town Engineer J.P. Schepp stated that engineering comments were sent. A copy was given to Mr. Clarke.

Building Inspector Lee Nettin stated that the Fire Code requires a 12' wide driveway for houses back that distance. He questioned why #7 on the general notes was deleted. It pertained to swales.

There were no Conservation Board issues.

A motion was made by Tom Jensen, seconded by Peter Tonery to schedule a Public Hearing for Steve Bubel seeking Preliminary Site Plan approval to construct a single family house located at 2180 Brick Schoolhouse Rd. for October 3, 2011 at 7:30pm. Members polled Breslawski aye, Hazen aye, Jensen aye, Martin aye, Morey aye, Reeves aye, Tonery aye. Motion carried.

**MYLAR RE-SIGNING APPROVAL  
SONGBIRD SUBDIVISION**

**2222 BRICK SCHOOLHOUSE RD.**

No one was present for this application.

**DISCUSSION**

Town Board Liaison Dave Rose stated that the Town Board has started the Budget process. They received notice regarding a 2% cap but are waiting for more details. The Zoning Workshops will resume in September. He will announce the next date at the Town Board meeting.

Peter Tonery stated that he would send a memo out regarding his opinion of Special Use Permits.

**ADJOURNMENT**

A motion was made by Tom Jensen, seconded by Mark Reeves to adjourn tonight's meeting barring no further business. Members polled Breslawski aye, Hazen 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, October 3, 2011 at 7:30pm. Deadline for all fees is September 19, 2011 at 12:00 noon.**