

## Hamlin Planning Board Minutes

Monday, May 2, 2016

7:30 p.m.

The regular scheduled meeting of the Hamlin Planning Board was held at the Hamlin Town Hall located at 1658 Lake Road, Hamlin and was called to order by the Chairperson, David Wolfe at 7:30 p.m. with the locations of the fire exits and AED explained for those present. It was asked that all cell phones and pagers be turned off for the duration of the meeting.

**Roll call:** Linda DeRue, Steve Lauth, Dave Martin, David Wolfe, Peter Tonery, Judith Hazen, and Linda Morey.

**Present:** Attorney O’Toole, Conservation Advisory Board Member Jeanine Klopp, Laurie Streb, Vernon Scharping, Phil Wegman, Andrew Toombs, Roc Billotti, Roc Billotti Jr., Magda B. Meissner, and Town Councilperson David Rose. JP Schepp (excused).

Approval of the April 4, 2016 meeting minutes. Additions, deletions, or corrections to tonight’s meeting. A motion was made by Linda Morey, seconded by Linda DeRue to approve the meeting minutes of April 4, 2016 as recorded. Members polled: Linda DeRue aye, Steve Lauth aye, Dave Martin aye, David Wolfe aye, Peter Tonery aye, Judith Hazen aye, and Linda Morey aye. All in favor. Motion carried.

### AGENDA

#### **CONSERVATION CORRIDOR DEVELOPMENT PERMIT**

**MAGDA MEISSNER  
7886 NEWCO DRIVE**

Application of Magda Meissner; owner; Magda Meissner; seeking Conservation Corridor Development Permit to demolish existing cottage and garage and rebuild using the same footprints for property located at 7886 Newco Drive in an S/R zone. Tax account# 006.07-1-8. This property is located in the Conservation Overlay District and is subject to Town Code§520-24B(2) which states the boundaries of the Conservation Overlay district shall be as follows; Town Code§520-24B(2)(b) Along Lake Ontario shoreline, 100 feet from the mean high waterline or to the landward boundary of the 100-hundred-year flood zone, whichever is greater.

Roc Billotti represented the owner before the board. The owner would like to demolish the existing home and garage at 7886 Newco Drive. The home will be rebuilt using the same footprint but with an extension of 4’ to the south. The garage will be straightened out as it is now on an angle.

Conservation Advisory Board Member Jeanine Klopp stated that it is consistent with the policies of the LWRP.

Attorney O’Toole had no legal concerns but stated that it is a Type II Neg SEQR.

Building Inspector Cheryl Pacelli had no concerns.

A motion was made by Dave Martin, seconded by Peter Tonery to grant the permit for the Application of Magda Meissner; owner; Magda Meissner; seeking Conservation Corridor Development Permit to demolish existing cottage (extending the cottage 4’ to the south) and garage and rebuild using the same footprints for property located at 7886 Newco Drive in an S/R zone. Tax account# 006.07-1-8. This property is located in the Conservation Overlay District and is subject to Town Code§520-24B(2) which states the boundaries of the Conservation Overlay district shall be as follows; Town Code§520-24B(2)(b)

Along Lake Ontario shoreline, 100 feet from the mean high waterline or to the landward boundary of the 100-hundred-year flood zone, whichever is greater. The following have been submitted:

- Letter of Intent
- Permit Application
- LWRP report
- Site plan maps
- All required variances have been granted.

This is a Type II Neg SEQR.

Members polled: Members polled: Linda DeRue aye, Steve Lauth aye, Dave Martin aye, David Wolfe aye, Peter Tonery aye, Judith Hazen aye, and Linda Morey aye. All in favor. Motion carried.

**AGENDA**

**CONSERVATION CORRIDOR DEVELOPMENT PERMIT**

**VERNON SCHARPING  
ROOT ROAD**

Application of Vernon Scharping; owners; Newing Point LLC seeking Conservation Corridor Permit to re-construct a roof and supports over an existing deck for property located at 7730 Newco Drive in an S/R zone. Tax account# 006.08-1-1.112. This property is located in the Conservation Overlay District and is subject to Town Code§520-24B(2) which states the boundaries of the Conservation Overlay district shall be as follows; Town Code§520-24B(2)(b) Along Lake Ontario shoreline, 100 feet from the mean high waterline or to the landward boundary of the 100-hundred-year flood zone, whichever is greater.

Vernon Scharping represented the applicant before the board. He is proposing to build a new roof structure over the existing deck on the water side of the cottage.

Conservation Advisory Board Member Jeanine Klopp stated that the project is consistent with the policies of the LWRP.

Attorney O'Toole had no legal concerns.

Building Inspector Cheryl Pacelli had no issues with the project.

A motion was made by Steve Lauth, seconded by Linda Morey to grant the permit for the Application of Vernon Scharping; owners; Newing Point LLC seeking Conservation Corridor Permit to re-construct a roof and supports over an existing deck for property located at 7730 Newco Drive in an S/R zone. Tax account# 006.08-1-1.112. This property is located in the Conservation Overlay District and is subject to Town Code§520-24B(2) which states the boundaries of the Conservation Overlay district shall be as follows; Town Code§520-24B(2)(b) Along Lake Ontario shoreline, 100 feet from the mean high waterline or to the landward boundary of the 100-hundred-year flood zone, whichever is greater. This is a Type II Neg SEQR and permit valid for one year from date of issuance. The following have been submitted:

- Letter of Intent
- Permit application
- Instrument survey map
- LWRP report

Members polled: Members polled: Linda DeRue aye, Steve Lauth aye, Dave Martin aye, David Wolfe aye, Peter Tonery aye, Judith Hazen aye, and Linda Morey aye. All in favor. Motion carried.

**AGENDA**

**CONSERVATION CORRIDOR DEVELOPMENT PERMIT**

**JOHN MUSSON**

**7 SUMMERHAVEN DRIVE**

Application of John Musson; owner; John Musson seeking Conservation Corridor Development Permit to erect a 4-foot tall white vinyl picket fence with 4-5; 5-foot wide gates around the perimeter of his

property located at 7 Summerhaven Drive in an S/R zone. Tax account# 008.14-1-13. This property is located in the Conservation Overlay District and is subject to Town Code§520-24B(2) which states the boundaries of the Conservation Overlay district shall be as follows; Town Code§520-24B(2)(b) Along Lake Ontario shoreline, 100 feet from the mean high waterline or to the landward boundary of the 100-hundred-year flood zone, whichever is greater.

- Letter of Intent
- Permit Application
- LWRP report
- Instrument Survey Map
- Pictures of proposed fence

No one was present to represent the application. A motion was made by Peter Tonery seconded by Linda Morey to place the application on the agenda for June 6, 2016 at 7:30 pm.

Members polled: Members polled: Linda DeRue aye, Steve Lauth aye, Dave Martin aye, David Wolfe aye, Peter Tonery aye, Judith Hazen aye, and Linda Morey aye. All in favor. Motion carried.

#### **AGENDA**

##### **COMMERCIAL SITE PLAN MODIFICATION**

##### **LAKESHORE LUXURIES/PHIL WEGMAN 1675 LAKE ROAD**

Application of Phil Wegman; owner; Phil Wegman, seeking Commercial Site Plan Modification to offer U-Haul Truck Rentals at property located at 1675 Lake Road in a C-GB zone. Tax Account# 021.03-1-19.3.

- Letter of Intent
- Modification Application
- Site plan

Andrew Toombs of U-Haul represented the applicant before the board. The proposal includes using Two (2) parking spaces in the front lot to the north for the placement of U-Haul trucks and trailers for rent. The remaining U-Hauls for rent will be parked behind the 6' foot privacy fence. A small orange key drop box will be attached nearby for drop offs after hours. There will be a small wind-blown sign placed at the site and will be removed at night. The maximum size of truck to be parked in the front lot will be 20'. There will also be a dedicated spot in the front for a drop off vehicle.

A motion was made by Steve Lauth, seconded by Linda Morey to schedule the applicant for a Public Hearing for Monday, June 6, 2016 at 7:30 pm. Members polled: Linda DeRue aye, Steve Lauth aye, Dave Martin aye, David Wolfe aye, Peter Tonery aye, Judith Hazen aye, and Linda Morey aye. All in favor. Motion carried.

#### **DISCUSSION**

Bob King will be at the Town Hall on Wednesday, May 04, 2016 at 6:30 pm for a presentation on Ag & Markets Law, Wineries & Farm markets. Town Councilperson Dave Rose reported that the topics discussed at the Zoning Workshop included chickens and the public blocking of drainage ditches.

#### **ADJOURNMENT**

A motion was made by Steve Lauth, seconded by Linda DeRue to adjourn the meeting barring no further business. Members polled: Linda DeRue aye, Steve Lauth aye, Dave Martin aye, David Wolfe aye, Peter Tonery aye, Judith Hazen aye, and Linda Morey aye. All in favor. Motion carried.

**The next scheduled meeting of the Hamlin Planning Board will be held on Monday, June 6, 2016 at the Hamlin Town Hall located at 1658 Lake Road, Hamlin. The deadline for all applications and fees is May 17, 2016 at 12 noon.**

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