

Hamlin Planning Board Minutes

Monday, June 6, 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.

Approval of the May 2, 2016 meeting minutes. Additions, deletions, or corrections to tonight's meeting. A motion was made by Linda Morey, seconded by Judy Hazen to approve the meeting minutes of May 2, 2016 with one correction in which Judy Hazen abstained from the approval of the April 4, 2016 minutes. 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.

Present: Attorney O'Toole, Town Engineer J.P. Schepp, Town Councilperson David Rose, Michael & Kelly Bopp, Marco Mattioli, Daryl Carmichael, Andrew Toombs, Linda & Peter Schamberger, Philip Wegman, Virginia Truelson, Mr. & Mrs. Kelvin Goff, and Michael & Karen Jones.

Proof of Publication

The clerk read the proof of publication.

PUBLIC HEARING

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.

Andrew Toombs of U-Haul represented the applicant before the board. He gave an overview of the proposed project from the previous meeting for those present. There will only be a maximum of 2 (Two) 20' trucks on display in front of the fence with the remaining rental vehicles to be behind the fence.

Chairperson David Wolfe opened the Public Hearing.

It was asked that anyone wishing to speak to please stand and state their name and address.

There was no one present wishing to speak.

Chairperson David Wolfe closed the Public Hearing.

Town Engineer had no concerns.

Attorney O'Toole had no legal comments.

A motion was made by Steve Lauth, seconded by Judy Hazen to approve the 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. The following have been submitted: Letter of Intent, Modification Application, and Site Plan. This is an unlisted Type II SEQR.

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

AGENDA

**CONSERVATION CORRIDOR DEVELOPMENT PERMIT
7 SUMMERHAVEN DRIVE**

JOHN MUSSON

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.

This application was removed from the agenda by the owner.

AGENDA

**CONSERVATION CORRIDOR DEVELOPMENT PERMIT
7948 NEWCO DRIVE**

**LINDA AND PETER SCHAMBERGER
956 DIBBLES TRAIL, WEBSTER, NY 14580**

Application of Peter & Linda Schamberger; owners; Peter & Linda Schamberger seeking Conservation Corridor Development Permit to add a cement patio in the front (waterside) yard for property located at 7948 Newco Drive in an S/R zone. Tax account# 006.06-1-32. 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.

Peter and Linda Schamberger represented themselves before the board. They would like to pour a concrete patio in the front (waterside) yard of their home. Linda Morey asked if there was anything in the spot already. The owners stated no. Judy Hazen asked if it will have a step down from the cottage or be flush. Peter responded that it will have 1 (one) step down from the cottage. There will be no awning attached for shade.

Town Engineer J.P. Schepp had no comments
Attorney O'Toole had no concerns.

A motion was made by Dave Martin, seconded by Steve Lauth to grant the permit for the Application of Peter & Linda Schamberger; owners; Peter & Linda Schamberger seeking Conservation Corridor Development Permit to add a cement patio in the front (waterside) yard for property located at 7948 Newco Drive in an S/R zone. Tax account# 006.06-1-32. 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 SEQR and will be valid one year from date. The

following were provided: Letter of Intent, Permit Application, Instrument Survey, Photos and drawn locations.

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

AGENDA

**CONSERVATION CORRIDOR DEVELOPMENT PERMIT
7948 NEWCO DRIVE**

**LINDA AND PETER SCHAMBERGER
956 DIBBLES TRAIL, WEBSTER, NY 14580**

Application of Peter & Linda Schamberger; owners; Peter & Linda Schamberger seeking Conservation Corridor Development Permit to add a wood deck to be built on top of breakwall for recreational lake access in the front (waterside) yard for property located at 7948 Newco Drive in an S/R zone. Tax account# 006.06-1-32. 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.

Peter and Linda Schamberger represented themselves before the board. They propose to add a 12' x 12' wood deck to the top of their breakwall for lake access.

Town Engineer J.P. Schepp had no comments
Attorney O'Toole had no concerns.

A motion was made by Dave Martin, seconded by Steve Lauth to grant the Application of Peter & Linda Schamberger; owners; Peter & Linda Schamberger seeking Conservation Corridor Development Permit to add a wood deck to be built on top of breakwall for recreational lake access in the front (waterside) yard for property located at 7948 Newco Drive in an S/R zone. Tax account# 006.06-1-32. 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 SEQR and will be valid one year from date. The following were provided: Letter of Intent, Permit Application, Instrument Survey, Photos and drawn locations.

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

AGENDA

**MYLAR RESIGNING
JONES-WALKER SUBDIVISION**

**MICHAEL & KELLY BOPP
1243 WALKER LAKE ONTARIO ROAD**

Mylar requires re-signing by the Planning Board Chairperson as the one year final approval time frame has expired. A single family home is proposed to be located at 1243 Walker Lake Ontario Road in an R-L zone. Account# 022.020-01-009.111.

Rich Maier of Maier Land Surveying represented the applicants before the board. The applicants have purchased the land to build a new home. The original Site Plan/Mylar was signed in 2012 so it had expired. Nothing has changed. The property will be serviced by sewers as per the original plan.

Town Engineer J.P. Schepp had no concerns.
Attorney O'Toole had no problems.

A motion was made by Judy Hazen, seconded by Peter Toneroy to grant the Mylar re-signing request. This Mylar requires re-signing by the Planning Board Chairperson as the one- year final approval time frame has expired. A single family home is proposed to be located at 1243 Walker Lake Ontario Road in an R-L zone. Account# 022.020-01-009.111. The letter of intent, the original site plan, and a new Mylar were provided.

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

AGENDA

COMMERCIAL SITE PLAN

**VIRGINIA TRUELSON/KELVIN GOFF
1722 LAKE ROAD**

Application of Kelvin Goff; owner Virginia Truelson; seeking Commercial Site Plan Approval for Used Car Sales for property located at 1722 Lake Road in a C-GB zone. Tax account# 021.03-3-2.1

Virginia Truelson and Kelvin Goff represented themselves before the board. Mr. Goff plans to sell cars that they advertise on craigslist. There will be no repairs done on site; only sales. They plan to start out slow with room for 3 cars and maybe work up to 5 – 10 cars. All inspections will be done off- site. There will be no new lighting.

Town Engineer J.P. Schepp had no engineering concerns.
Attorney O'Toole had concerns on the site plans submitted.

A motion was made by Steve Lauth, seconded by Linda Morey to schedule a Public Hearing for Tuesday, July 5, 2016 at 7:30 pm for the Application of Kelvin Goff; owner Virginia Truelson; seeking Commercial Site Plan Approval for Used Car Sales for property located at 1722 Lake Road in a C-GB zone. Tax account# 021.03-3-2.1. The following were provided: Letter of Intent, Site Drawings and Site Plan Checklist. A new site plan will be provided with the information requested to be shown.

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

AGENDA

RESIDENTIAL SKETCH CONFERENCE

**DARRYL CARMICHAEL
100 DRAKE ROAD**

Sketch conference for 100 Drake Road; owners; Karen & Michael Jones proposing a single family residence to include future horse stables and barns with a parcel history of an "Approved" 8 lot subdivision/Unfiled "Cider Mill Estate" in an R-M zone. Tax account # 020.02-0.

Daryl Carmichael represented the applicants before the board. A single family residence is proposed. It was originally a multiple lot parcel but was never filed so it is still one parcel. It will be attached to

existing sewer line. It was proposed as a forced line system but will be replaced with a gravity system. There are no wetlands shown on the map.

The following were provided: Letter of Intent, Residential Sketch Plan, Short EAF, AG Data Statement, and Development Referral Form.

When entire site plan is ready the applicant will make application to the board.

DISCUSSION

Town Councilperson David Rose reported that the town will be updating AG information in the code. There will be a committee formed to preserve land for Ag and Development. This process may take 1 – 1 1/2 years to complete.

Interviews will soon be scheduled for the opening on the Zoning Board of Appeals. 6 (six) applications have been submitted.

The Dog Days of Summer will be held on June 11, 2016 at the Hamlin Dog Shelter. There will be vendors and music.

The Employee Handbook Update is close to being completed.

The Wheel Fest was successful. It had a great showing. There were over 100 baskets for the Silent Auction.

ADJOURNMENT

A motion to adjourn was made by Linda DeRue, seconded by Steve Lauth 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 Tuesday, July 5, 2016 at the Hamlin Town Hall located at 1658 Lake Road, Hamlin. The deadline for all applications and fees is June 21, 2016 at 12 noon.