

Hamlin Planning Board Minutes

Monday, August 1, 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(excused), and Linda Morey (excused).

Present: Attorney O’Toole, Daryl Carmichael, Steve Kruger, Jeanine Klopp Conservation Advisory Board Member, Linda Atkins, John Picard, Mike Sands, Mike Jones, Karen Jones, Darryl Moser Schultz Assoc., Virginia Truelson, Steven Baase, Michelle Thomas, Rich Maier; Maier Land surveying, Town Councilperson Dave Rose, Eric Peters, Kelvin Goff

Approval of the July 5, 2016 meeting minutes. Additions, deletions, or corrections to tonight’s meeting. A motion was made by Dave Martin, seconded by Peter Tonery to approve the minutes of July 5, 2016 as recorded.

Members polled: Linda DeRue, Steve Lauth, Dave Martin, David Wolfe, Peter Tonery. Motion carried.

Proof of Publication

The clerk read the proof of publication.

PUBLIC HEARING CONTINUATION
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

Kelvin Goff represented himself before the board. He gave an overview of the proposed plans. He would like to sell used cars. Only three (3) on the premises to start. All sales will be on-line sales.

Chairperson David Wolfe opened the Public Hearing. It was asked that anyone wishing to speak to please stand and state their name and address.

Mike Sands of 1729 Lake Road stated that he has concerns of the property maintenance of the proposed business.

John Picard of 1753 Lake Road had the same property maintenance concerns.

Mr. Goff stated that he would maintain the property as if it was his home. He will mow the property in front to keep it looking nice. The property in the front is a different tax account number and is not a part of this proposal.

Chairperson David Wolfe closed the Public Hearing.

The following engineering comments were received from the Town Engineer: 1722 Lake Road

1. Town Code Section 520-19 C(3)(a) states “Any of the uses permitted in this section that require the use of an area other than within an enclosed building for their best utilization may be conducted in whole or in part outside such building, subject to special use permit approval by the Planning Board.” Therefore, the Planning Board should be considering site plan approval and a special use permit.
2. Since the site may have multiple uses, the site plan should identify that it applies to the used auto sale component.
3. The date on the site plan should be revised to represent the application.

The Conservation Advisory Board had no issues.
Attorney O’Toole had no legal concerns

A motion was made by Steve Lauth, seconded by Linda DeRue to approve 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 have been received: Letter of Intent, Site drawings, Site plan checklist, New site plan. This is a Type II Neg SEQR. Members polled: Linda DeRue, Steve Lauth, Dave Martin, David Wolfe, Peter Tonery. Motion carried.

PUBLIC HEARING
SPECIAL USE PERMIT

LINDA ATKINS
3344 BRICK SCHOOLHOUSE ROAD

Application of Linda Atkins; owner; Linda Atkins; seeking a Special Use Permit to have a Single Apartment in a Single family dwelling per Town Code§520-11(3)(f) in an R-VL zone. Tax account# 013.04-2-12.

Linda Atkins represented herself before the board. She is seeking a Special Use Permit to have a single apartment in a single family dwelling. The garage will be remodeled and contain a kitchen and living area. The bedroom will be an existing den in the house. The septic tank is 1000 gallons.

Chairperson David Wolfe opened the Public Hearing.
It was asked that anyone wishing to speak to please stand and state their name and address.
No one present wished to speak.
Chairperson David Wolfe closed the Public Hearing.

A motion was made by Peter Tonery, seconded by Steve Lauth to grant the Special Use Permit for the Application of Linda Atkins; owner; Linda Atkins; seeking a Special Use Permit to have a Single Apartment in a Single family dwelling per Town Code§520-11(3)(f) in an R-VL zone. Tax account# 013.04-2-12. A yearly inspection of the property will be conducted by the Building Inspector along with a \$30.00 yearly renewal fee. The following have been received: Letter of Intent, Special Use Application, Instrument Survey Map, Drawing of Plan.
Members polled: Linda DeRue, Steve Lauth, Dave Martin, David Wolfe, Peter Tonery. Motion carried.

It was asked by Attorney O’Toole for the Chairperson to allow the Special Use Permit for Linda Goff to proceed.

AGENDA

SPECIAL USE PERMIT

VIRGINIA TRUELSON/LINDA GOFF

1722 LAKE ROAD

Application of Linda Goff; owner; Virginia Truelson; seeking Special Use Permit to allow a used car outside sales business to be located at 1722 Lake Road in a C-GB zone. Tax account# 021.03-3-2.1.

Kelvin Goff represented the applicant before the board. The hours of operation 10:00 am – 7:00 pm - 7 days a week. To start there will be 3 cars in the lot. They will keep the outside area clean and mowed. There is a sign on the building placed there by the owner of the building. The lighting is on the map.

A motion was made by Peter Tonery, seconded by Steve Lauth to schedule a Public Hearing on September 6, 2016 for the Application of Linda Goff; owner; Virginia Truelson; seeking Special Use Permit to allow a used car outside sales business to be located at 1722 Lake Road in a C-GB zone. Tax account# 021.03-3-2.1. The following have been received, Special Use Application. The applicant has permission from the Planning Board to start the business before the Public Hearing.

Members polled: Linda DeRue, Steve Lauth, Dave Martin, David Wolfe, Peter Tonery. Motion carried.

PUBLIC HEARING

PRELIMINARY AND FINAL SINGLE LOT SUBDIVISION APPROVAL

MICHAEL & KAREN JONES

436 PARMA CENTER ROAD, HILTON NY

Application for Michael & Karen Jones; owner; Michael & Karen Jones; seeking “Preliminary & Final” Single Lot Subdivision Approval for property located at 100 Drake Road which consists of 27.588 acres in an R-M zone. Tax account# 020.02-03-005.2. A single family home is proposed.

Daryl Carmichael represented the applicants before the board. He gave an overview from last month. They propose to build a single family home.

Chairperson David Wolfe opened the Public Hearing.

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

No one present wished to speak.

Chairperson David Wolfe closed the Public Hearing.

Conservation Advisory Board had no comments.

Highway Superintendent Steve Baase stated that a \$2,500.00 Bond to be paid to the Town Clerk is required.

Attorney O’Toole had no legal issues.

A motion was made by Steve Lauth, seconded by Linda DeRue to grant the Application for Michael & Karen Jones; owner; Michael & Karen Jones; seeking “Preliminary” Single Lot Subdivision Approval for property located at 100 Drake Road which consists of 27.588 acres in an R-M zone. Tax account# 020.02-03-005.2. A single family home is proposed. The following have been submitted: Letter of Intent, Residential Sketch Plan Application, Short EAF, Ag Data Statement, Development Referral Form. This is an Unlisted SEQR.

Members polled: Linda DeRue, Steve Lauth, Dave Martin, David Wolfe, Peter Tonery. Motion carried.

A motion was made by Steve Lauth, seconded by Linda DeRue to grant the Application for Michael & Karen Jones; owner; Michael & Karen Jones; seeking “Final” Single Lot Subdivision Approval for property

located at 100 Drake Road which consists of 27.588 acres in an R-M zone. Tax account# 020.02-03-005.2. A single family home is proposed. The following have been submitted: Letter of Intent, Residential Sketch Plan Application, Short EAF, Ag Data Statement, Development Referral Form. This is an Unlisted SEQR.

Members polled: Linda DeRue, Steve Lauth, Dave Martin, David Wolfe, Peter Tonery. Motion carried.

PUBLIC HEARING

PRELIMINARY AND FINAL SITE PLAN APPROVAL

MICHELLE THOMAS

45 POLLARD AVENUE, ROCHESTER, NY

Application of Michelle Thomas; owner; Michelle Thomas; seeking "Preliminary & Final" Site Plan Approval for a revised House and Barn Location plan for Lot R-3A of the Laszewski Subdivision located at 60 Ketchum Road in an R-VL zone. Tax account# 014.020-01-013.3

Darryl Moser of Schultz Assoc. represented the applicants before the board. The house and the barn have been moved farther back from the road. The barn will be built first to store building supplies and equipment.

Chairperson David Wolfe opened the Public Hearing.

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

No one present wished to speak.

Chairperson David Wolfe closed the Public Hearing.

Conservation Advisory Board had no concerns.

Attorney O'Toole had no legal issues.

A motion was made by Dave Martin, seconded by Steve Lauth to grant the Application of Michelle Thomas; owner; Michelle Thomas; seeking "Preliminary" Site Plan Approval for a revised House and Barn Location plan for Lot R-3A of the Laszewski Subdivision located at 60 Ketchum Road in an R-VL zone. Tax account# 014.020-01-013.3. This is an Unlisted SEQR.

Members polled: Linda DeRue, Steve Lauth, Dave Martin, David Wolfe, Peter Tonery. Motion carried.

A motion was made by Dave Martin, seconded by Steve Lauth to grant the Application of Michelle Thomas; owner; Michelle Thomas; seeking "Final" Site Plan Approval for a revised House and Barn Location plan for Lot R-3A of the Laszewski Subdivision located at 60 Ketchum Road in an R-VL zone. Tax account# 014.020-01-013.3. This is an Unlisted SEQR. The following have been submitted: Letter of Intent, Preliminary & Final Application, NYSDEC Short EAF, Ag Data Statement.

Members polled: Linda DeRue, Steve Lauth, Dave Martin, David Wolfe, Peter Tonery. Motion carried.

AGENDA

PRELIMINARY & FINAL SITE PLAN APPROVAL

VIRGINIA & JENNA TRUELSON

113 ROTHS COVE

Application of Virginia & Jenna Truelson; owner; Virginia Truelson; seeking "Preliminary & Final" Site Plan Approval for an addition with a garage to an existing foundation for property located at 113 Roths Cove in an S/R zone. Tax account# 006.12-2-14.

Steve Kruger represented the applicant before the board. A one story residential home is proposed. The structure will be placed on top of the existing basement on the property. It will have 3 bedrooms in the

new structure. The 3 bedrooms from the basement will be de-constructed. There will be no changes to the existing septic system as the number of bedrooms is the same.

Conservation Advisory Board stated that it is consistent with the LWRP.

Attorney O'Toole had no legal concerns.

Building Inspector Cheryl Pacelli had no concerns at this time.

A motion was made by Peter Tonery, seconded by Steve Lauth to schedule a Public Hearing on September 6, 2016 at 7:30 pm for the Application of Virginia & Jenna Truelson; owner; Virginia Truelson; seeking "Preliminary & Final" Site Plan Approval for an addition with a garage to an existing foundation for property located at 113 Roths Cove in an S/R zone. Tax account# 006.12-2-14

Members polled: Linda DeRue, Steve Lauth, Dave Martin, David Wolfe, Peter Tonery. Motion carried.

AGENDA

CONSERVATION DEVELOPMENT PERMIT

VIRGINIA & JENNA TRUELSON

113 ROTHS COVE

Application of Virginia & Jenna Truelson; owner; Virginia Truelson; seeking Conservation Development Permit for an addition with a garage to an existing basement for property located at 113 Roths Cove in an S/R zone. Tax account# 006.12-2-14.

This application was tabled until September 6, 2016.

AGENDA

"PRELIMINARY & FINAL" SINGLE LOT SUBDIVISION APPROVAL

NAOMI NUNDY

863 HAMLIN PARMA TOWN LINE ROAD

Application of Naomi Nundy; owner; Naomi Nundy, seeking "Preliminary & Final" Single Lot Subdivision Approval for property located at 863 Hamlin Parma Town Line Road in an R-VL zone. Tax account# - 015.04-1-27, 023.01-1-13.112, 023.01-1-13.16.

Darryl Moser represented the applicant before the board. The property has 100 acres with boundaries on Brick Schoolhouse Road, Hamlin Parma TL Road, and Church Road. The Greenwell Farm rents and farms the property at the present time. They are purchasing the property. A 1 ½ acre parcel to include the house and barn is requested. They have already made application to the ZBA. That Public Hearing is scheduled for August 15, 2016.

Comments from the Town Engineer are as follows:

1. Lots 2, 3 & 4 should be labeled not approved for building.
2. The location of the well and septic system should be shown for Lot 1 to verify that they meet the appropriate setbacks.

A motion was made by Peter Tonery, seconded by Steve Lauth to schedule a Public Hearing for September 6, 2016 at 7:30 pm for the Application of Naomi Nundy; owner; Naomi Nundy, seeking "Preliminary & Final" Single Lot Subdivision Approval for property located at 863 Hamlin Parma Town Line Road in an R-VL zone. Tax account# - 015.04-1-27, 023.01-1-13.112, 023.01-1-13.16.

Members polled: Linda DeRue, Steve Lauth, Dave Martin, David Wolfe, Peter Tonery. Motion carried.

AGENDA

LOT COMBINATION

**ERIC & KIM PETERS
1397 BROOKEDGE DRIVE**

Application of Eric & Kim Peters; owner(s); Eric & Kim Peters; seeking lot combination per Town Code§520-66 for property located at 1397 Brookedge; Tax account # 021.02-2-37 in an R-M zone and 205 Wiler Road; Tax account# 021.02-1-10.2 in an R-M zone.

Eric Peters represented himself before the board. He is seeking a lot combination of both properties. This request is so both properties are on the same tax account number. The property is staying idle.

Chairperson David Wolfe stated that this is just erasing a line off a map. There were no questions from the board.

Conservation Advisory Board had no concerns.

Attorney O’Toole had no legal issues. He stated that it is not a subdivision so no Public Hearing is required.

Building Inspector Cheryl Pacelli had no comments.

A motion was made by Steve Lauth, seconded by Linda DeRue to grant the Application of Eric & Kim Peters; owner(s); Eric & Kim Peters; seeking lot combination per Town Code§520-66 for property located at 1397 Brookedge; Tax account # 021.02-2-37 in an R-M zone and 205 Wiler Road; Tax account# 021.02-1-10.2 in an R-M zone. This is an Unlisted SEQR.

Members polled: Linda DeRue, Steve Lauth, Dave Martin, David Wolfe, Peter Tonery. Motion carried.

AGENDA

MYLAR RE-SIGNING

**VIRGINIA TRUELSON
2865 ROOSEVELT HIGHWAY**

Mylar re-signing for Virginia Truelson, owner; Virginia Truelson, seeking Mylar resigning for the 2865 Subdivision due to time ran out for filing. Tax account# 021.03-3-2.2 in a C-GB zone.

Rich Maier represented the applicant before the board. The time ran out for filing. A new signature from the Planning Board Chairman is required.

A motion was made by Peter Tonery, seconded by Dave Martin to grant the Mylar re-signing for Virginia Truelson, owner; Virginia Truelson, seeking Mylar resigning for the 2865 Subdivision due to time ran out for filing. Tax account# 021.03-3-2.2 in a C-GB zone.

Members polled: Linda DeRue, Steve Lauth, Dave Martin, David Wolfe, Peter Tonery. Motion carried.

DISCUSSION

Town Councilperson Dave Rose reported that the Town Board is looking to update the Town website and make it more attractive to the taxpayers of the town.

ADJOURNMENT

A motion was made by David Wolfe, seconded by Linda DeRue to adjourn tonight’s meeting barring no further business.

Members polled: Linda DeRue, Steve Lauth, Dave Martin, David Wolfe, Peter Tonery. Motion carried

Minutes respectfully submitted by:

Cheryl J. Pacelli
Clerk to the Support Board

The next scheduled meeting of the Hamlin Planning Board will be held on Tuesday, September 6, 2016 at the Hamlin Town Hall located at 1658 Lake Road, Hamlin. The deadline for all applications and fees is April 19, 2016 at 12 noon.

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