

**Hamlin Planning Board Minutes**

**Monday, November 7, 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 Vice-Chairperson, David Martin 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, Chris Schlieter, Dave Martin, Peter Tonery, Judith Hazen (excused), and Linda Morey.

**Approval of the October 3, 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 minutes of October 3, 2016 as recorded.

Members polled: Linda DeRue aye, Steve Lauth aye, Chris Schlieter (abstain), Dave Martin aye, Peter Tonery aye, and Linda Morey aye. Motion Carried.

**Present:** Conservation Advisory Board Member Shawn Baxter, Fire Marshal Ron Bragg, Debbie and John Cormier, Joanne Rizzitano, John Wortman, Nancy and Carl McDade, David M. Brennan, Douglas Heath Esq., Craig Howell, Randy Sunquist, Garrett Breister, Town Councilperson Jason Baxter, Town Councilperson Dave Rose, Chatfield Engineer J.P. Schepp, Attorney Keith O’Toole.

**Proof of Publication**

The clerk read the proof of publication.

**PUBLIC HEARING**

**COMMERCIAL SITE PLAN**

**JOHN CORMIER**

**477 BEACH AVENUE, ROCHESTER NY**

Application of John Cormier; owner; Kevin Noon; seeking Commercial Site Plan Approval for property located at 1449 Lake Road in a C-GB district. Tax account# 021.01-5-3.2. A car tire wholesale distribution center is proposed.

John Cormier represented himself before the board. He gave an overview of the proposed project. He proposes to operate his business, North Ridge Automotive from the defunct car wash located on 1449 Lake Road behind the K & K convenient store. He will be open between the hours of 7:30 am – 5:30 pm Monday -Friday. There will be 1-2 Part time employees.

Vice-Chairperson David Martin opened the Public Hearing.

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

Carl McDade of 18 Fox Hollow Drive asked for clarification of the location of the business. It is at 1449 lake Road not to be located in the old Bob’s gas station on Lake Road.

Vice-Chairperson David Martin closed the Public Hearing.

Conservation Advisory Board had no concerns.

Town Engineer J.P. Schepp stated that he had no issues, the business will be contained inside the building, no parking needs, no site plan.

Attorney O'Toole stated that it is an unlisted action.

A motion was made by Steve Lauth, seconded by Linda Morey to approve the Application of John Cormier; owner; Kevin Noon; seeking Commercial Site Plan Approval for property located at 1449 Lake Road in a C-GB district. Tax account# 021.01-5-3.2. A car tire wholesale distribution center is proposed. The following have been submitted: Letter of Intent, Commercial Site Plan Application, Site Plan Checklist, Short EAF, Site Plan, County comments.

Members polled: Linda DeRue aye, Steve Lauth aye, Chris Schlieter aye, Dave Martin aye, Peter Toney aye, and Linda Morey aye. Motion carried.

**PUBLIC HEARING**  
**SPECIAL USE PERMIT**

**JOHN CORMIER**  
**477 BEACH AVENUE, ROCHESTER NY**

Application of John Cormier; owner; Kevin Noon; seeking Special Use Permit to operate a car tire wholesale distribution center at 1449 Lake Road in a C-GB district.

Vice-Chairperson David Martin opened the Public Hearing.

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

There were no residents who wished to speak on this application.

Vice-Chairperson David Martin closed the Public Hearing.

A motion was made by Steve Lauth, seconded by Linda Morey to approve the Application of John Cormier; owner; Kevin Noon; seeking Special Use Permit Approval for property located at 1449 Lake Road in a C-GB district. Tax account# 021.01-5-3.2. A car tire wholesale distribution center is proposed. A yearly inspection by the Code Enforcement Officer to verify compliance for Special Use Permit Renewal. The following have been submitted: Letter of Intent, Special Use Permit Application, Site Plan. Members polled: Linda DeRue aye, Steve Lauth aye, Chris Schlieter aye, Dave Martin aye, Peter Toney aye, and Linda Morey aye. Motion carried.

**PUBLIC HEARING**  
**COMMERCIAL SITE PLAN**

**DAVID BRENNAN**  
**228 RTE. 104, ONTARIO, NY 14519**

Application of David Brennan; owner; Mark Crane; seeking Commercial Site Plan Approval for a car storage, car showroom, and car sales to be named Brennan Automotive for property located at 406 – 412 Hamlin Clarkson Town Line Road in a C-GB zone. Tax Account# 029.06-2-1.1.

David Brennan represented himself before the board. He gave an overview of his proposed project. The business is to be named Level One Classic Cars. It will be for the display and storage of classic cars in a climate controlled environment. There will be sales by appt. only. It will be air conditioned and the sprinkler system is complete. Mr. Brennan is a Classic Car Appraiser. He would like to have cruise ins also, maybe on a Sunday with an ice cream meet. He may only need a sign in the window.

Vice-Chairperson David Martin opened the Public Hearing.

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

Nancy McDade of 18 Fox Hollow Drive asked if there was any proposed repair or restoration to be on site. Mr. Brennan responded no, he has a large facility in Ontario NY. That is where all repairs and restorations are performed.

Carol Zugo of 27 Fox Hollow asked how many cars will be in the facility. Mr. Brennan responded approx. 40 cars. No cars will be outside on a regular basis. He came to Hamlin for this project as he and Mr. Crane have been friends for a long time and it appeared to be a great location and opportunity.

Nancy McDade of 18 Fox Hollow Drive asked about the car sales. Mr. Brennan resounded that all car sales will be on a consignment based offering and by appointment. He also stated that he is a NYS dealer for boats, cars, and RVs but doesn't want to get into the boats and RVs.

Carol Zugo of 27 Fox Hollow Drive is concerned about crime in that area. Mr. Brennan responded that 23 cameras have been installed for quality attention to the property and the surrounding area. She also had concerns about the noise level. Mr. Brennan explained that yes there may be noise as the cars are pulling in and pulling out but in general persons who own classic cars are not going purposely make noise that would bother the neighbors or cause any damage to their cars such as leaving tire tracks in the parking lot or road.

Craig Howell of 25 Fox Hollow Drive was concerned about any cars that would be left outside. Mr. Brennan responded that while on occasion there may be cars in the lot during the day; there will be no cars outside at night. All cars will inside the enclosed building.

Carol Zugo of 27 Fox Hollow Drive stated that she is not involved with classic cars and is concerned about the hours of operation. Mr. Brennan responded that the hours will be 9:00am-9:00pm by appointment only for the 1<sup>st</sup> year.

Deb Cormier of 477 Beach Avenue stated that where she lives, from the 1<sup>st</sup> nice day in the spring to the fall classic cars drive by her home all the time to go to the lake. The drivers and the persons involved are very respectful of the area. There are car shows in her area also. These types of events, car shows and car cruise ins bring an added flavor to the area.

A resident asked about the noise from a cruise in on a Sunday. That is her day. She would not like to see or hear hoodlums or the rev of motors.

Carl McDade of 18 Fox Hollow Drive stated that owners of classic cars from his standpoint are mature, respectful persons.

Vice-Chairperson David Martin closed the Public Hearing.

Conservation Advisory Board had no concerns.

Town Engineer J.P. Schepp had no engineering issues.

Attorney O'Toole had no legal comments.

Code Enforcement Officer Cheryl Pacelli stated that she and the Fire Marshal are working closely with Mr. Brennan and Mark Crane for compliance.

Steve Lauth made a comment that the plaza was an eyesore and a blight on the town before the new owner. Mark Crane has done a nice job. It is an addition and a star for Hamlin and helping Hamlin to grow.

Linda Morey stated that there will be no cars outside overnight.

Peter Tonerly remarked about concerns of the parking for the Cruise in. Where are the parking spaces and will they be in front of the facility. David Brennan responded that they will likely start on the east side of the parking lot near the corner lot.

Chris Schlieter stated that the Town of Hamlin has had the Wheel Fest for years. This proposal is complimentary to that festival. His concern is that the lighting be contained and not shine on the tract of homes.

A motion was made by Linda DeRue, seconded by Steve Lauth to approve the Application of David Brennan; owner; Mark Crane; seeking Commercial Site Plan Approval for a car storage, car showroom, and car sales location to be named Level One Classic cars for property located at 406 – 412 Hamlin Clarkson Town Line Road in a C-GB zone. Tax Account# 029.06-2-1.1. with the following conditions: Hours to be 9:00am-9:00pm by appointment only for the first year, there will be no cars left out overnight, all cars to be enclosed inside at night, there will be no repairs or restorations on site, Cruise Ins to be one night a week. The following have been submitted: Letter of Intent, Commercial Site Plan Application, Short EAF Assessment Form, Picture depicting outside of property, Ag Data Statement, Existing Site Plan, Site Plan Checklist, County Comments. This is an Unlisted Neg SEQR. Members polled: Linda DeRue aye, Steve Lauth aye, Chris Schlieter aye, Dave Martin aye, Peter Toney aye, and Linda Morey aye. Motion carried.

**PUBLIC HEARING**  
**SPECIAL USE PERMIT**

**DAVID BRENNAN**  
**228 RTE. 104, ONTARIO, NY 14519**

Application of David Brennan; owner; Mark Crane; seeking Special Use Permit to have outdoor car sales at property located at 406 – 412 Hamlin Clarkson TL Road in a C-GB zone. Tax Account# 029.06-2-1.1.

Vice-Chairperson David Martin opened the Public Hearing.  
It was asked that anyone wishing to speak to please stand and state their name and address.  
There were no residents who wished to speak on this application.  
Vice-Chairperson David Martin closed the Public Hearing.

A motion was made by Linda DeRue, seconded by Linda Morey to grant the Application of David Brennan; owner; Mark Crane; seeking Special Use Permit to have outdoor car sales at property located at 406 – 412 Hamlin Clarkson TL Road in a C-GB zone. Tax Account# 029.06-2-1.1 with the following conditions: Hours to be 9:00am-9:00pm by appointment only for the first year, there will be no cars left out overnight, all cars to be enclosed inside at night, there will be no repairs or restorations on site, Cruise Ins to be one night a week. Also, A yearly inspection by the Code Enforcement Officer to verify compliance for Special Use Permit Renewal. The following have been submitted: Letter of Intent, Special Use Permit Application, Site Plan. This is an Unlisted Neg SEQR. Members polled: Linda DeRue aye, Steve Lauth aye, Chris Schlieter aye, Dave Martin aye, Peter Toney aye, and Linda Morey aye. Motion carried.

**AGENDA**  
**SPECIAL USE PERMIT**

**GARRETT BREISTER**  
**1222 LAKE ROAD EAST FORK**

Application of Garrett Breister; owner; Garrett Breister; seeking Special Use Permit to operate an in-home archery business named Adrenaline Archery at property located at 1222 Lake Road East Fork in an R-VL zone. Tax account# 021.01-3-3.

Garrett Breister represented himself before the board. He is proposing an Archery Business named Adrenaline Archery for part time retail sales and repairs. He has converted one bay of his garage for a showroom/repair station. There will be no sign needed, no advertising or open hours. It will be by appt. only.

A motion was made by Linda Morey, seconded by Steve Lauth to schedule a Public Hearing for December 5, 2016 at 7:30pm. for the Application of Garrett Breister; owner; Garrett Breister; seeking Special Use Permit to operate an in-home archery business named Adrenaline Archery at property located at 1222 Lake Road East Fork in an R-VL zone. Tax account# 021.01-3-3.

Members polled: Linda DeRue aye, Steve Lauth aye, Chris Schlieter aye, Dave Martin aye, Peter Toney aye, and Linda Morey aye. Motion carried.

## **AGENDA**

### **SINGLE LOT SUBDIVISION APPROVAL**

**ROBERT J. & CORA BISSELL**

#### **1832 MONROE ORLEANS COUNTY LINE ROAD, KENDALL**

Application of Robert J. & Cora Bissell; owners; Robert J. & Cora Bissell seeking Single Lot Subdivision of 19.665 acres for property located at 1796 Monroe Orleans County Line Road, Kendall in an R-L zone. Tax account# 019.02-1-12.

Attorney Douglas Heath represented the applicants before the board. They propose to split approx. 19+/- acres off the parcel that contains 66+/- acres. The location is East of County Line Road and West of Kendall Mills. They are selling it to their niece and nephew for hunting use only. There are no plans for development at this time. There is also no anticipation of water or septic connections on the site.

A motion was made by Linda Morey, seconded by Peter Toney to schedule a Public Hearing for December 5, 2016 at 7:30 pm. for the Application of Robert J. & Cora Bissell; owners; Robert J. & Cora Bissell seeking Single Lot Subdivision of 19.665 acres for property located at 1796 Monroe Orleans County Line Road, Kendall in an R-L zone. Tax account# 019.02-1-12

Members polled: Linda DeRue aye, Steve Lauth aye, Chris Schlieter aye, Dave Martin aye, Peter Toney aye, and Linda Morey aye. Motion carried.

## **DISCUSSION**

Town Councilperson Dave Rose reported that the Public Hearing for the Budget for 2017 will be on Monday, November 14, 2016 at 6:30pm. It is a tight budget with a small increase for taxes. The condemnation of 65 Orchard Street for demolition has been started. There is an opening on the Conservation Advisory Board.

## **ADJOURNMENT**

A motion was made by Chris Schlieter, seconded by Steve Lauth to adjourn tonight's meeting barring no further business.

Members polled: Linda DeRue aye, Steve Lauth aye, Chris Schlieter aye, Dave Martin aye, Peter Toney aye, and Linda Morey aye. 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 Monday, December 5, 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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