

Hamlin Planning Board Minutes

Monday, December 5, 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, Dave Martin, Chris Schlieter, Peter Toney (excused), Judith Hazen (excused), and Linda Morey.

Present: Attorney O'Toole, Town Engineer J.P. Schepp, Town Council Person Dave Rose, Conservation Board Advisory Board Member Jeanine Klopp, Donald Schofield, Theresa DiMarco, Steve DiMarco, Garrett Breister, John R. Cahoon, Douglas Heath, David Matt, Richard Maier.

Approval of the November 7, 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 November 7, 2016 as recorded.

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

Proof of Publication

The clerk read the proof of publication.

PUBLIC HEARING

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, Adrenaline Archery, to be located at his residence; 1222 Lake Road East Fork. He offers tuning services by appointment only and participates in forums online. This is a seasonal business usually from late summer to early fall. His advertising is from word of mouth to social media.

Vice Chairperson Dave Martin 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.

Vice Chairperson Dave Martin closed the Public Hearing.

J.P. Schepp had no concerns.

Conservation Advisory Board had no environmental concerns.

Attorney O'Toole had no legal issues.

Cheryl Pacelli had no current concerns.

A motion was made by Steve Lauth, seconded by Linda Morey to grant the Special Use Permit 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. There will be no testing/shooting of archery equipment on premises. Hours of operation to be 12-4pm on Sundays and 6-8pm Monday through Saturday. The following have been submitted: Letter of Intent, Special Use Permit Application, Photos of Interior, Interior Sketch, Instrument Survey Map. This is an Unlisted Neg. SEQR.

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

PUBLIC HEARING

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.

Douglas Heath represented the applicants before the board. The applicants propose to sell 19.665 +/- to a family member for the use of hunting only. If in fact in the future they wish to build on the land they would have to come back to the board for other approvals. It will also be noted on the plan that this parcel is not approved for building. The owner of the neighboring property in question has been changed on the plan to reflect the current owner. This is a basic re-subdivision and the lot is not approved for building at this time. There is no federal wetland in/on the subdivided piece.

Vice Chairperson Dave Martin 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.

Vice Chairperson Dave Martin closed the Public Hearing.

J.P. Schepp had no concerns.

Conservation Advisory Board had no environmental concerns.

Attorney O'Toole had no legal issues.

Cheryl Pacelli had no current concerns.

A motion was made by Chris Schlieter, seconded by Linda Morey to approve 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. The following have been submitted: Letter of Intent, Single Lot Subdivision Application, Short EAF Form, AG Data Statement, Ag District maps, Development Referral Form, Corrected Site Plan. This is an Unlisted Neg SEQR.

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

AGENDA

PROPERTY SPLIT/MERGE

RICHARD W. LYNCH

72 RAILROAD AVENUE

Application of Richard Lynch; owner; Christine Manna seeking a property split and merge from tax account#021.01-4-24.1 to tax account# 021.01-4-23. To split a portion off one parcel and add it to an existing parcel to create one lot. This is in a C-GB zone.

Richard Maier of Maier Land Surveying represented the applicant before the Board. The applicant is proposing to purchase a parcel of land from his neighbor (Hamlin Station) and merge the parcel into his existing owned parcel (Accent Woodworks) next door. 40 parking spaces will for the use of the Hamlin Station. A new lot is not being created.

A motion was made by Chris Schlieter, seconded by Linda Morey based on a recommendation by the Planning Board Attorney that this would not create any undo changes in the lot characteristic or create any variances whatsoever. We could take this under advisement and approve tonight.

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

A motion was made by Steve Lauth, seconded by Linda DeRue to approve the Application of Richard Lynch; owner; Christine Manna seeking a property split and merge from tax account#021.01-4-24.1 to tax account# 021.01-4-23. To split a portion off one parcel and add it to an existing parcel to create one lot. This is in a C-GB zone. The following have been submitted: Letter of Intent, Split/Merge/Lot Combination Application, Site Plan. His is an Unlisted Neg SEQR. Members polled: Linda DeRue aye, Steve Lauth aye, Dave Martin aye, Chris Schlieter aye, Linda Morey aye. Motion carried.

AGENDA

SITE PLAN APPROVAL

KEVIN JOHNSON

66 NORTHCLIFF DRIVE, ROCHESTER, NY

Application of Kevin Johnson; owners; Kevin Johnson; seeking Site Plan Approval for property located at 7712 Newco Drive in an S/R zone. Tax account# 006.080-01-001.114. A single family home is proposed.

Dave Matt from Schultz Associates represented the applicant before the Board. The applicant proposes a plan to build a new home at 7712 Newco Drive. The lot has heavy tree and brush growth. There is an existing driveway on the property that also services 2 seasonal cottages. They will be keeping the existing easement. There is a buffer on both sides of the property. This will also require a Conservation Development Permit.

A motion was made by Steve Lauth, seconded by Linda Morey to schedule a Public Hearing on February 6, 2017 at 7:30 pm for the application of Kevin Johnson; owners; Kevin Johnson; seeking Site Plan Approval for property located at 7712 Newco Drive in an S/R zone. Tax account# 006.080-01-001.114. A single family home is proposed.

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

AGENDA

COMMERCIAL SITE PLAN MODIFICATION

THERESA B. DIMARCO & STEVE DIMARCO

50 SOUTHRIDGE DRIVE, ROCHESTER, NY

Application of Theresa B. DiMarco & Steve DiMarco; owner: Virginia Truelson; seeking Commercial Site Plan Modification to operate a cookie business named Carousel Cookies to be located at 1722 Lake Road in a C-GB zone. Tax account# 021.03-3-2.1.

Theresa and Steve DiMarco represented themselves before the Board. They propose to rent and operate a commissary bakery in the kitchen only located at 1722 Lake Road. There is no need for use of the loading dock. All orders come in by phone. There will be no pick-ups at this location. All orders will be fulfilled and delivered personally by the DiMarco's. They will only need 2-3 parking spots in the rear of the building. No sign will be needed at this point in time.

A motion was made by Steve Lauth, seconded by Linda Morey to schedule a Public Hearing on January 2, 2017 at 7:30 pm for the application of Theresa B. DiMarco & Steve DiMarco; owner: Virginia Truelson; seeking Commercial Site Plan Modification to operate a cookie business named Carousel Cookies to be located at 1722 Lake Road in a C-GB zone. Tax account# 021.03-3-2.1.

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

AGENDA

SPECIAL USE PERMIT

**THERESA B. DIMARCO & STEVE DIMARCO
50 SOUTHRIDGE DRIVE, ROCHESTER, NY**

Application of Theresa B. DiMarco & Steve DiMarco; owner: Virginia Truelson; seeking Special Use Permit to operate a cookie business named Carousel Cookies to be located at 1722 Lake Road in a C-GB zone. Tax account# 021.03-3-2.1.

A motion was made by Steve Lauth, seconded by Linda Morey to re-schedule the Application of Theresa B. DiMarco & Steve DiMarco; owner: Virginia Truelson; seeking Special Use Permit to operate a cookie business named Carousel Cookies to be located at 1722 Lake Road in a C-GB zone. Tax account# 021.03-3-2.1. To be held January 2, 2017 at 7:30 pm. It was asked that the site plan show the parking spaces in the rear of the building
Members polled: Linda DeRue aye, Steve Lauth aye, Dave Martin aye, Chris Schlieter aye, Linda Morey aye. Motion carried.

AGENDA

COMMERCIAL SITE PLAN APPLICATION

**DONALD SCHOFIELD
2632 LAKE ROAD**

Application of Donald Scholfield; owner; Virginia Truelson, seeking Commercial Site Plan to have Outside Auto Sales to be named Home Town Auto located at 1722 Lake Road in a C-GB zone. Tax account# 021.03-3-2.1.

Donald Schofield represented himself before the Board. He proposes an Outside Car Sales Business to be located at 1722 Lake Road. He is already renting an office inside for the business. He will need spots for 3 vehicles. No extra lighting will be needed. There already is a sign on the outside of the building that houses all of the businesses in the location. Hours of operation will be 9-6pm.

J.P. Schepp had no concerns.

Conservation Advisory Board had no environmental concerns.

Attorney O'Toole had no legal issues.

Cheryl Pacelli had no current concerns.

A motion was made by Linda DeRue, seconded by Chris Schlieter to schedule a Public Hearing for January 2, 2017 at 7:30 pm for the Application of Donald Scholfield; owner; Virginia Truelson, seeking Commercial Site Plan to have Outside Auto Sales to be located at 1722 Lake Road in a C-GB zone. Tax account# 021.03-3-2.1. A Corrected Site Plan is required that shows the location of the parking needed by this business.

AGENDA

SPECIAL USE PERMIT

**DONALD SCHOFIELD
2632 LAKE ROAD**

Application of Donald Scholfield; owner; Virginia Truelson, seeking Special Use Permit to have Outside Auto Sales to be located at 1722 Lake Road in a C-GB zone. Tax account# 021.03-3-2.1.

A motion was made by Linda DeRue, seconded by Chris Schlieter to re-schedule the Application of Donald Scholfield; owner; Virginia Truelson, seeking Special Use Permit to have Outside Auto Sales to be located at 1722 Lake Road in a C-GB zone. Tax account# 021.03-3-2.1. To be held January 2, 2017 at 7:30 pm.

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

SKETCH CONFERENCE
AUTO & MARINE CENTER

JOHN CAHOON
10 BISHOPGATE

Sketch Conference for John Cahoon; owner; Frank Corso; seeking sketch conference to discuss proposed Auto & Marine Service Center to be located at 1478 Lake Road West Fork in a C-GB zone. Tax account# 021.01-2-9.

John Cahoon represented himself before the board. He would like to operate an auto & marine service center. He would like to be able to work on his own boats (which are stored in the rear parking lot of the location) and be able to work on friend's cars & boats also. The trailers of the boats on site are not registered. He stated that there was a lift installed one year ago(that is not permitted). He would be open to the suggestion by the board to place fencing or landscaping around the perimeter for screening.

This would produce an intense use on one end of the property. The Board stated that the first thing to do is to bring the property up to code. Mr. Cahoon will work with the Building Inspector and the Fire Marshal to resolve any code or fire issues and to bring the building into compliance (stop work order is still in place) and then make application for a Commercial Site Plan and a Special Use Permit.

DISCUSSION

Town Councilperson Dave Rose reported that the 2017 budget is in place and approved with a Public Hearing that was held on November 14, 2016. The Zoning Workshop will resume in January 2017. The 2017 Organizational Meeting will be held on January 2, 2017 at 6:30 pm.

ADJOURNMENT

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

Members polled: Linda DeRue aye, Steve Lauth aye, Dave Martin aye, Chris Schlieter aye, 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, January 2, 2017 at the Hamlin Town Hall located at 1658 Lake Road, Hamlin. The deadline for all applications and fees is December 20 , 2016 at 12 noon.