

Hamlin Planning Board Minutes

Monday, April 3, 2017

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, Chris Schlieter 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, Mark Ballerstein, and Linda Morey.

Present: Town Engineer J.P. Schepp (excused), Attorney O'Toole, Jenna Truelson, Gary & Donna Kozlowski, Teddy Cessna, Tim Cessna, Colleen & Jason Forte, Conservation Advisory Board Member Jeanine Klopp, Town Councilperson Jennifer Voelkl.

Approval of the March 6, 2017 meeting minutes. Additions, deletions, or corrections to tonight's meeting.

A motion was made by Linda Morey, seconded dually by Peter Toney and Linda DeRue to approve the meeting minutes of March 6, 2017 as recorded.

Members polled: Linda DeRue aye, Steve Lauth aye, Dave Martin aye, Chris Schlieter aye, Mark Ballerstein aye, Peter Toney aye, Linda Morey aye. All in favor. Motion carried.

Proof of Publication

The clerk read the proof of publication.

PUBLIC HEARING

COMMERCIAL SITE PLAN APPROVAL

**VIRGINIA TRUELSON
1722 LAKE ROAD**

Application of Virginia Truelson, owner, Virginia Truelson, seeking Commercial Site Plan Approval to have a party room for lease/rent located at 1722 Lake Road. Tax account# 021.03-3-2.1. This is in a C-GB zone.

Jenna Truelson represented the owner before the board. A party rental room is proposed in a room that was previously used as a party room at 1722 Lake Road. The gas tanks and the canopy have been removed. This has made more room for parking. The parking lot will be striped when the weather permits. There are 2 handicap parking spots in the front of the building and an additional 2 spots at the rear entrance of the building.

Chairperson Chris Schlieter opened the Public Hearing.

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

There were no comments from those present.

Chairperson Chris Schlieter closed the Public Hearing.

Attorney O'Toole had no legal concerns.

Based on the information provided as requested and required by the Town of Hamlin this board hereby grants the Application of Virginia Truelson, owner, Virginia Truelson, seeking Commercial Site Plan Approval to have a party room for lease/rent located in at 1722 Lake Road. Tax account# 021.03-3-2.1. This is in a C-GB zone. This is an Unlisted SEQR.

The following submittals have been received:

- Letter of Intent
- Commercial Site Plan Modification Application

- Site Plan Drawing
- Lease Agreement

A motion was made by Steve Lauth, seconded dually by Linda Morey and Linda DeRue to approve the Application of Virginia Truelson, owner, Virginia Truelson, seeking Commercial Site Plan Approval to have a party room for lease/rent located at 1722 Lake Road. Tax account# 021.03-3-2.1. This is in a C-GB zone. This is an Unlisted SEQR. Members polled: Linda DeRue aye, Steve Lauth aye, Dave Martin aye, Chris Schlieter aye, Mark Ballerstein aye, Peter Toney aye, Linda Morey aye. All in favor. Motion carried.

PUBLIC HEARING

SPECIAL USE PERMIT

**VIRGINIA TRUELSON
1722 LAKE ROAD**

Application of Virginia Truelson, owner, Virginia Truelson, seeking a Special Use Permit to have a party room for lease/rent located in at 1722 Lake Road. Tax account# 021.03-3-2.1. This is in a C-GB zone.

Jenna Truelson represented the owner before the board. A party rental room is proposed in a room that was previously used as a party room at 1722 Lake Road. The gas tanks and the canopy have been removed. This has made more room for parking. The parking lot will be striped when the weather permits. There are 2 handicap parking spots in the front of the building and an additional 2 spots at the rear entrance of the building.

Chairperson Chris Schlieter opened the Public Hearing. It was asked that anyone wishing to speak to please stand and state their name and address. There were no comments from those present. Chairperson Chris Schlieter closed the Public Hearing.

Based on the information provided as requested and required by the Town of Hamlin this board hereby grants the Application of Virginia Truelson, owner, Virginia Truelson, seeking a Special Use Permit to have a party room for lease/rent located in at 1722 Lake Road. Tax account# 021.03-3-2.1. This is in a C-GB zone. This is an Unlisted SEQR. The following submittals have been received:

- Letter of Intent
- Special Use Permit Application
- Site Plan Drawing
- Lease Agreement

A motion was made by Steve Lauth, seconded by Linda Morey to approve the Application of Virginia Truelson, owner, Virginia Truelson, seeking a Special Use Permit to have a party room for lease/rent located at 1722 Lake Road. Tax account# 021.03-3-2.1. This is in a C-GB zone. This is an Unlisted SEQR. A one year renewal will be required each year with an inspection by the Code Enforcement Officer. Members polled: Linda DeRue aye, Steve Lauth aye, Dave Martin aye, Chris Schlieter aye, Mark Ballerstein aye, Peter Toney aye, Linda Morey aye. All in favor. Motion carried.

AGENDA

MYLAR RESIGNING

**COLLEEN FORTE
80 KETCHUM ROAD**

Mylar requires re-signing by the Planning Board Chairperson as the Site Plan Approval one-year final approval time frame has expired. Mr. & Mrs. Forte have purchased the property and plan to build a single- family residence on the property. There are no changes to the Site Plan.

Colleen and Jason Forte represented themselves before the board. They have just purchased 80 Ketchum Road and plan to build a single- family residence on the property per the plan in place dated 2013. This plan has expired and needs re-signing by the Planning Board Chairperson.

A motion was made by Peter Toney, seconded dually by Dave Martin and Linda Morey to approve the re-signing by the Planning Board Chairperson as the Site Plan Approval one-year final approval time frame has expired. Mr. & Mrs. Forte have purchased the property and plan to build a single- family residence on the property. There are no changes to the Site Plan. This is a Type II Exempt SEQR.

Members polled: Linda DeRue aye, Steve Lauth aye, Dave Martin aye, Chris Schlieter aye, Mark Ballerstein aye, Peter Toney aye, Linda Morey aye. All in favor. Motion carried.

AGENDA

COMMERCIAL SITE PLAN

**DONNA KOZLOWSKI
1722 LAKE ROAD**

Application Of Donna Kozlowski; owner; Virginia Truelson; seeking Commercial Site Plan Approval for a Hypnosis Business to be located at 1722 Lake Road. Tax account# 021.03-3-2.1. This is in a C-GB zone.

Donna Kozlowski represented herself before the board. She proposes to conduct a Hypnosis Business located in an office at 1722 Lake Road. The hours will be 10:00am-7:00pm, but will be by apt. only. She plans to see patrons on a one to one basis. If groups sessions are needed she will make arrangements off-site for the session. Another possibility would be to rent the party room that is on-site. She would also like to place a small sign at the road advertising her business and location. There are sufficient parking spaces available.

A motion was made by Dave Martin, seconded by Linda Morey to schedule a Public Hearing on May 1, 2017 at 7:30 pm for the Application Of Donna Kozlowski; owner; Virginia Truelson; seeking Commercial Site Plan Approval for a Hypnosis Business to be located at 1722 Lake Road. Tax account# 021.03-3-2.1. This is in a C-GB zone.

Members polled: Linda DeRue aye, Steve Lauth aye, Dave Martin aye, Chris Schlieter aye, Mark Ballerstein aye, Peter Toney aye, Linda Morey aye. All in favor. Motion carried.

AGENDA

SPECIAL USE PERMIT

**DONNA KOZLOWSKI
1722 LAKE ROAD**

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A motion was made by Dave Martin, seconded by Linda Morey to schedule a Public Hearing on May 1, 2017 at 7:30 pm for the Application Of Donna Kozlowski; owner; Virginia Truelson; seeking Special Use Permit Approval for a Hypnosis Business to be located at 1722 Lake Road. Tax account# 021.03-3-2.1. This is in a C-GB zone.

Members polled: Linda DeRue aye, Steve Lauth aye, Dave Martin aye, Chris Schlieter aye, Mark Ballerstein aye, Peter Toney aye, Linda Morey aye. All in favor. Motion carried.

DISCUSSION

Town Councilperson Jennifer Voelkl reported on the following:

There will be a Public Hearing on April 26, 2017 at 6:30 pm for a Local Law for Solar Energy. The draft is final.

The recent wind storm created many issues with roofs. The Court building will need a new roof. A recreation department shed on town land exploded.

Clarke Mahaney was approved for the open seat on the Conservation Board.

The Hamlin Ambulance Corps has entered into a Pilot program with the Orleans Volunteer Ambulance to supply ambulance coverage in Hamlin. The shift will be from 8:00 am – 8:00 pm. They will be paid staff members, including a driver for the ambulance, and wear Hamlin uniforms. Our volunteers will maintain the 8:00pm – 8:00 am shift.

Conservation Advisory Board Member Jeanine Klopp also reported that Clarke Mahaney has filled the open seat on the board.

The Annual Seedling Giveaway will be on April 26, 2017 from 9:00 am – 12 noon in the Town Hall parking lot.

Peter Tonery reported that the park lost many trees mainly in the camping area. The C.C.C. Camp also lost trees.

ADJOURNMENT

A motion was made by Linda DeRue, seconded by Peter Tonery to adjourn tonight's meeting barring no further business. Members polled: Linda DeRue aye, Steve Lauth aye, Dave Martin aye, Chris Schlieter aye, Mark Ballerstein aye, Peter Tonery 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, May 1, 2017 at the Hamlin Town Hall located at 1658 Lake Road, Hamlin. The deadline for all applications and fees is April 18, 2017 at 12 noon.

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