

Hamlin Zoning Board of Appeals *Minutes*  
Monday, November 21, 2005  
7:30pm

The regular scheduled meeting of the Hamlin Zoning Board of Appeals was held in the Hamlin Town Hall located at 1658 Lake Road, Hamlin and was called to order by Vice Chairman Rocky Ellsworth at 7:30pm with the location of the fire exits explained for those present.

Present: Terry Dingee, Rocky Ellsworth, Ed Haight, Jerry Hoffman, Klaus Pohl and Donna Stassen

Excused: Norman Baase

Also Present: Support Boards Attorney Charlie Welch, Conservation Board members Craig Goodrich and Glenn Quetschenbach, Building Inspector Dick Bauman, Tom Jensen, James Krempasky and Denny Roach.

A motion was made by Klaus Pohl, seconded by Jerry Hoffman to approve the minutes of the October 17, 2005 meeting as recorded. Members polled Dingee aye, Ellsworth aye, Haight abstain, Hoffman aye, Pohl aye, Stassen aye. Motion carried, minutes approved.

**DISCUSSION**

Vice Chairman Rocky Ellsworth explained that the newspaper never published the two Public Hearings that were scheduled for tonight's meeting therefore they had to be rescheduled for next month December 19, 2005 at 7:30pm. The Vice Chairman explained that the Board would do onsite inspections of the properties on December 17, 2005.

Vice Chairman Rocky Ellsworth explained to the Board that Mr. Enos of 6338 Shore Acres would like to make his deck larger than what he had originally asked for. He is requesting a variance for an 8' x 24' deck now instead of an 8' x 16' deck that he had originally asked for.

A motion was made by Donna Stassen, seconded by Terry Dingee to amend the Public Hearing for Mr. Enos of 6338 Shore Acres for an 8' x 24' deck addition to the existing 10' deck on the front of his property. Members polled Dingee aye, Ellsworth aye, Haight aye, Hoffman aye, Pohl aye, Stassen aye. Motion carried.

Donna Stassen asked if the Town Engineer reviewed the plans for the bathroom addition at 6322 Shore Acres. Donna was told that Mr. Schepp did review the plans. Donna requested comments in writing from the Town Engineer in regards to the property at 6322 Shore Acres.

Building Inspector Dick Bauman stated that he was looking into a new software program that would include Zoning and Planning. Mr. Bauman explained that the new program would offer more benefits and would include a program for getting the addresses within 500' of a property for a Public Hearing. Mr. Bauman stated that he would be looking to the Zoning Board for any funds that they could contribute towards the cost of the software over a 3-year period.

Conservation Board member Craig Goodrich asked if the size of the septic tank located at 6322 Shore Acres had been determined yet. The size of the tank is unknown at this time. Mr. Goodrich stated that the Board has concerns about the increased use even though the number of bedrooms is not changing. The Board is also concerned that if the house is sold in the future the garage could become a carriage house or apartment with the addition of the bathroom and be a separate living space. The location of the grinding pump was discussed. There were some concerns about it being pumped from the garage to the house and tying into the existing line instead of going directly from the garage into the septic tank. The Board concluded that they would like to know the location of the septic tank. The Clerk would call Mr. Carmichael to request a map with the location of the septic tank for the property. Also comments from the Town Engineer were requested.

Conservation Board member Glenn Quetschenbach wanted to make the Board aware of some changes to the zoning and lot size requirements that were being discussed by the Comprehensive Plan Committee and the Town Board. Mr. Quetschenbach also stated that according to the survey the residents are looking for some improvements to the appearance and safety at the intersection of Lake Road and Roosevelt Highway. According to the survey the residents would like Hamlin to remain rural. Vice Chairman Rocky Ellsworth stated that this Board turned down the apartments on the corner and was taken to court and lost. This Board is against the apartments. Terry Dingee asked if any changes were being made to Shoreline Residential. Mr. Quetschenbach stated not at this time. Mr. Dingee stated that the shoreline is where the majority of the variance requests that come before this board are and the required lot size of 2 acres needs to be looked at. Vice Chairman Rocky Ellsworth stated that this Board has never created a substandard lot. They work with pre-existing substandard lots and try to provide relief. There is an increase in requests to create substandard lots lately and the Board is getting frustrated and hopes that the Town Board will look at the 2 acre requirement for Shoreline residential. Ed Haight stated that he thought that the Zoning Board was going to have input on the zoning changes.

Terry Dingee stated that at the Mt. Morris training last week they suggested a sign on the property to advertise Public Hearings. Some discussion took place on advertising for Public Hearings.

## **ADJOURNMENT**

A motion was made by Ed Haight, seconded by Klaus Pohl to adjourn the meeting barring no further business. Members polled Dingee aye, Ellsworth aye, Haight aye, Hoffman aye, Pohl aye, Stassen aye. Motion carried.

Minutes respectively submitted by:

Heather Norman  
Clerk to the Support Boards

The next scheduled meeting of the Hamlin Zoning Board of Appeals will be held on Monday, December 19, 2005 at 7:30pm. Deadline for fees is Monday, December 5, 2005 at 2:00pm.