

Hamlin Zoning Board of Appeals *Minutes*
Monday, May 17, 2010
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 Chairperson Norman Baase at 7:30pm with the location of the fire exits and AED explained for those present.

Present: Norman Baase, Rocky Ellsworth, Ed Haight, Jerry Hoffman and Klaus Pohl.

Also present: Support Boards Attorney Ken Licht, Town Board Liaison Craig Goodrich, Building Inspector Lee Nettin, Planning Board member Tom Jensen, Conservation Board members Nick Kramer, Ed Evans and Jason Baxter and residents Paul and Amy Zelter and Gary and Barbara Sterling.

A motion was made by Klaus Pohl, seconded by Jerry Hoffman to approve the minutes of the April 19, 2010 meeting as recorded. Members polled Baase aye, Ellsworth abstain, Haight aye, Hoffman aye, Pohl aye. Motion carried.

The Clerk showed the Proof of Publication

Chairperson Norman Baase removed himself from the Board for this application.

PUBLIC HEARING

**PAUL AND AMY ZELTER
8 HIDDEN CREEK**

Paul and Amy Zelter were present seeking relief from Town Code 125-20B(2)(c) for a 9' rear setback variance to construct a 14' x 18' sunroom located at 8 Hidden Creek Lane. Mr. Zelter explained that they live on a corner lot and their house is on an angle. Therefore the sunroom addition would require a 9' rear setback variance. The room would be of wood construction with windows on a raised deck.

At this time Vice Chairperson Rocky Ellsworth opened the Public Hearing and asked if there was anyone present to speak for or against this proposal. There were no replies.

At this time Vice Chairperson Rocky Ellsworth closed the Public Hearing.

A motion was made by Klaus Pohl, seconded by Ed Haight to grant relief from Town Code 125-20B(2)(c) to Paul and Amy Zelter for a 9' rear setback variance to construct a 14' x 18' sunroom located at 8 Hidden Creek Lane. There were no comments from the neighbors. This is a Type II SEQR determination. Members polled Ellsworth aye, Haight aye, Hoffman aye, Pohl aye. Motion carried.

The Board reminded Mr. and Mrs. Zelter to get a Building Permit from the Building Inspector.

Chairperson Norman Baase returned.

**LINDA GRANT
500 COOK ROAD**

No one was present for this application.

Chairperson Norman Baase explained that this Site Plan was referred to the Zoning Board from the Planning Board to clean up some setback and area issues with the property.

Building Inspector Lee Nettin questioned the front setback variance. The building has existed as a barn and was converted into living space. The Board determined that it would be better to go for the variance and have the property be in compliance so there wouldn't be any problems in the future.

A motion was made by Jerry Hoffman, seconded by Rocky Ellsworth to schedule a Public Hearing for Linda Grant for June 21, 2010 at 7:30pm seeking relief from Town Codes 125-18B(1)(a) for a 4.42 acre area variance, 125-18B(1)(b) for a 126.31' lot width variance and 125-18B(2)(a) for a 69.1 front setback variance for a single family house located at 500 Cook Road. Members polled Baase aye, Ellsworth aye, Haight aye, Hoffman aye, Pohl aye. Motion carried.

**GARY AND BARBARA STERLING
41 HUNTINGTON PKWY.**

Gary and Barbara Sterling were present seeking relief from Town Code 125-42A to have 2 sheds on their property located at 41 Huntington Parkway zoned R-M. Mr. Sterling explained that he has an existing shed on his property and he needs more storage so he would like to have another shed.

Rocky Ellsworth questioned the width of his lot. Mr. Sterling stated about 80' wide. Klaus Pohl questioned the location of the second shed. Mr. Sterling stated to the west of the existing shed in the rear of his property.

A motion was made by Klaus Pohl, seconded by Ed Haight to schedule a Public Hearing for Mr. and Mrs. Sterling for June 21, 2010 at 7:30pm seeking relief from Town Code 125-42A to have 2 sheds on their property located at 41 Huntington Parkway. Members polled Baase aye, Ellsworth aye, Haight aye, Hoffman aye, Pohl aye. Motion carried.

DISCUSSION

Dave Matt from Schultz Associates was present representing Mr. and Mrs. Schlecht seeking a 3 month extension for variances they received in May 2009 for 7146 Tucker Lane. Mr. Matt explained that variances were granted in May 2009. They were granted Final approval from the Planning Board in November 2009. The Health Department requested a different septic system. They have been trying to get the property to perk through the winter. The variances expire this month so they are requesting an extension so they can get the property to perk, get the septic approved by the County and finalize the plans.

Building Inspector Lee Nettin questioned if Monroe County Health Dept. was aware of the wetlands on the property. Dave Matt said yes they are aware of the wetlands but felt a regular septic system would be sufficient.

The Board discussed the extension length. They agreed on a 6 month extension.

A motion was made by Jerry Hoffman, seconded Ed Haight to grant a 6 month extension on variances previously granted to Mr. and Mrs. Schlecht for 7146 Tucker Lane due to more time needed. Extension to begin May 18, 2010 for 6 months. Members polled Baase aye, Ellsworth aye, Haight aye, Hoffman aye, Pohl aye. Motion carried.

Conservation Board Liaison Nick Kramer stated that Earth Day went well. About 500 people attended. They gave away about 300 trees. 47 people went on the CCC Camp tour. He thanked Craig Goodrich and Tom Jensen for all of their help with Earth Day.

Conservation Board member Ed Evans stated that the CCC Camp is going well. A Planning Board member donated a chipper for the day. Another member donated \$100.00. They can take donations now through the Lion's Club. The County is on board now too. If anyone wants a tour contact Ed.

Chairperson Norman Baase asked Town Board Liaison about the vote for the County referral agreement. Craig stated that he went with what the Planning Board and Zoning Board recommended. He couldn't comment on the other votes. Norman stated that he wished the other members had contacted the Planning and Zoning Board for their input. Attorney Ken Licht stated that he talked to the County and they stated that it would be several months until the agreement was completed. Supervisor Peter Terry signed the resolution agreement in April and sent it back to the County.

ADJOURNMENT

A motion was made by Ed Haight, seconded by Klaus Pohl to adjourn tonight's meeting barring no further business. Members polled Baase aye, Ellsworth aye, Haight aye, Hoffman aye, Pohl 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, June 21, 2010 at 7:30pm. Deadline for all fees is Monday, June 7, 2010 at 12:00.