

PUBLIC HEARING
February 4, 2008

The Hamlin Town Board held a public hearing on February 4, 2008 for a Local Law to amend various sections of Chapter 125 regarding Bed and Breakfast Operations in the Hamlin Town Hall located at 1658 Lake Rd., Hamlin, New York. The hearing was called to order at 6 pm by Supervisor Roach who explained the location of the fire exits and defibrillator for those present.

Present: Supervisor Dennis Roach, Councilperson Tom Breslawski, Councilperson Michael Marchetti, Councilperson Paul Rath, Councilperson David Rose.

Also present: Planning Board member Tom Jensen, residents: Susan and Anthony Cotsworth, Gwen Comstra, Ronn and Anne Klein.

The public hearing was for the benefit of residents to express their opinions and comments to the Town Board regarding a proposed Local Law which is amending various sections of Chapter 125 of the Town of Hamlin Zoning Code as they apply to permitting Bed and Breakfast Operations as principal uses subject to Special Use Permits; permitting Bed and Breakfast Operations as an accessory use; and, permitting Bed and Breakfast Operations as a principal use subject to site plan approval. The main purpose of the amendment is to provide the definition of Bed and Breakfast Operations, which currently has been omitted, and to eliminate a number of inconsistencies.

Supervisor Roach summarized the proposed law and the Town Clerk provided proof of publication prior to opening for public comments.

Ronn and Ann Klein 11 Fawn Meadows Drive. Previous owners of the Portico Bed and Breakfast in Clarkson. Mr. Klein provided an explanation of the different types of Bed and Breakfast Operations in the industry. He and his wife helped set up the Bed and Breakfast guidelines in Brockport/Clarkson and offered their assistance to Hamlin.

Susan and Tony Cotsworth 5678 W. Wautoma Beach. They own property at 1 Summer Haven Road, which they have attempted to turn into a meeting place, or retreat. They have attempted to get a Special Use Permit and were declined. Mrs. Cotsworth proceeded to explain the frustration that they have gone through in attempting to turn their property into a Bed and Breakfast/Retreat. Supervisor Roach and Planning Board member Tom Jensen explained to Mrs. Cotsworth that businesses are not allowed in the shoreline residential district. However, the accommodation has been made in the Zoning Code to permit the Bed and Breakfast Operations in the shoreline residential. But the Bed and Breakfast is a part of the principal residence and the owner must reside there.

Discussion continued over private drive and signage.

A motion was made by Councilperson Rose seconded by Councilperson Rath to close the Public Hearing regarding Local Law regarding Bed and Breakfast operations. Members

polled: Supervisor Dennis Roach aye, Councilperson Tom Breslawski aye,
Councilperson Michael Marchetti aye, Councilperson Paul Rath aye, Councilperson
David Rose aye. Motion carried.
Public Hearing closed at 6:45 pm.

Respectfully submitted,

Kathi A. Rickman, RMC/CMC
Hamlin Town Clerk