

Zoning Board of Appeals *Minutes*
Monday, January 17, 2005
7:30pm

The regularly 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 Chairman Norman Baase at 7:30pm with the location of the fire exits explained for those present.

Present: Norman Baase, Terry Dingee, Rocky Ellsworth, Ed Haight, Klaus Pohl and Donna Stassen.

Excused: Jerry Hoffman

Also Present: Support Boards Attorney Charlie Welch, Building Inspector Dick Bauman, Conservation Board Liaison Craig Goodrich and Tom Jensen.

At this time Vice Chairman Rocky Ellsworth asked for nominations for Chairman or the Board for 2005. A motion was made by Klaus Pohl, seconded by Donna Stassen to nominate Norman Baase as Chairman of the Board for 2005. Members polled Baase abstain, Dingee aye, Ellsworth aye, Haight aye, Pohl aye, Stassen aye. Motion carried Norman Baase was elected Chairman of the Board for 2005.

At this time Chairman Norman Baase asked for nominations for Vice Chairman of the Board for 2005. A motion was made by Ed Haight, seconded by Klaus Pohl to nominate Rocky Ellsworth as Vice Chairman of the Board for 2005. Members polled Baase aye, Dingee aye, Ellsworth abstains, Haight aye, Pohl aye, Stassen aye. Motion carried Rocky Ellsworth was elected Vice Chairman of the Board for 2005.

A motion was made by Klaus Pohl, seconded by Ed Haight to approve the minutes of the December 20, 2004 meeting. Members polled Baase aye, Dingee aye, Ellsworth aye, Haight aye, Pohl aye, Stassen aye. Motion carried, minutes approved.

AMENDMENT

A motion was made by Klaus Pohl, seconded by Donna Stassen to amend the February 16, 2004 minutes. Under the DeLappa Public Hearing the quote from Peter Toner should read any person who violates this section is guilty of a misdemeanor. Members polled Baase aye, Dingee aye, Ellsworth aye, Haight aye, Pohl aye, Stassen aye. Motion carried February 16, 2004 minutes amended.

PUBLIC HEARING

The Joseph Subdivision was tabled until the February 21, 2005 meeting.

DISCUSSION

Dave Matt from Schultz Associates was present to seek several variances for 6372 Shore Acres. Dave Matt stated that they are planning to tear down the existing home and construct a new home. Dave Matt stated that this new house would not alter the character of the neighborhood. Attorney Charlie Welch asked the location of the septic. Mr. Matt stated it would be in the southwest corner just south of the original.

A motion was made by Ed Haight, seconded by Klaus Pohl to schedule a Public Hearing for Jerry Felluca of 6372 Shore Acres on February 21, 2005 for relief from Town Code 125-31C1(a) for lot area, 125-31C(b) for lot width, 125-31C5 for impervious coverage, 125-34D(1)(15) building a septic system within 150 feet of a wetland and Lake Ontario and 42-10B for building in a Coastal Erosion Hazard Area for Lot R-49 of the Collamer Subdivision. Members polled Baase aye, Dingee aye, Ellsworth aye, Haight aye, Pohl aye, Stassen aye. Motion carried Public Hearing scheduled.

Rocky Ellsworth let the property owners know that the Board would be out to do an inspection of the property on February 19, 2005 at 10:30am.

Dave Matt from Schultz Associates was present to seek relief from Town Code 125-18B1(a) lot area for Lot #5 of the Guy Subdivision located at 380 Walker Road. Dave Matt explained that the owners plan to divide this lot into 4 – 5 acre lots and 1 lot less than an acre with an existing house. Mr. Matt also added that the Moorman Creek runs through this property. Mr. Matt stated that this would not alter the character of the neighborhood and would have no environmental impact. Mr. Matt stated that the owners would like to build as soon as possible. Chairman Baase stated that the code requires 5-acre lots. It was also noted that this would be a substantial change and it is self created. The Board will not approve a substandard lot however the owners have the right to a Public Hearing if they wish to continue.

A motion was made by Donna Stassen, seconded by Ed Haight to schedule a Public Hearing for February 21, 2005 for Guy Subdivision located at 380 Walker Road for relief of Town Code 125-18B1(a) lot area for Lot #5. Members polled Baase aye, Dingee aye, Ellsworth aye, Haight aye, Pohl aye, Stassen aye. Motion carried Public Hearing scheduled.

Chairman Norman Baase reminded the Board of the Meeting with the Town Board Wednesday, January 19, 2005 at 7:00pm to work on updating the codes.

ADJOURNMENT

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

Respectively submitted by,

Heather Norman
Acting Clerk to the Support Boards

The next scheduled meeting of the Hamlin Zoning Board of Appeals will be held on Monday, February 21, 2005 at 7:30pm at the Hamlin Town Hall. Deadline for fees is Monday, February 7, 2005.