

Hamlin Zoning Board of Appeals
Work Session Minutes
Wednesday, February 2, 2006

The Hamlin Zoning Board of Appeals work session was held in the Hamlin Town Hall located at 1658 Lake Road, Hamlin and was called to order by Chairman Norman Baase at 7:00pm with the location of the fire exits explained for those present.

Present: Norman Baase, Rocky Ellsworth, Ed Haight, Jerry Hoffman and Donna Stassen.

Also present: Support Boards Attorney Charlie Welch, Building Inspector Dick Bauman, Conservation Board member Craig Goodrich, Supervisor Denny Roach, Councilperson Mike Marchetti, Tom Jensen, Honey DeLapa and several other interested residents.

DISCUSSION

Chairman Norman Baase stated that they would be discussing the application of 5733 Wautoma Beach Road. Chairman Baase explained that Kevin Clark recently purchased the property and that he is applying to this Board for a number of variances needed to subdivide the lot into two separate lots.

The Board discussed how each variance requested would meet the criteria for granting relief. They started with the variances needed for Lot R-60B.

The Board discussed if it would change the character of the neighborhood. The Board determined that the new lots would be similar to the other lots in the neighborhood and that the two structures would fit the neighborhood. Some discussion took place on the substantial lot variance requested.

The Board discussed if this would encourage others to do the same and asked if there were any other lots that were big enough for this to happen again. It was determined that there are some lots on the south side of the road with the same potential. Donna Stassen suggested having the Assessor check on the number of lots that are large enough on the south side. Building Inspector Dick Bauman stated that he had copies of maps in his office that would show them the number of lots that exist on the road with potential. He left to get them to share with the Board.

Conservation Board member Craig Goodrich stated that the Conservation Board has concerns with the septic system for the existing house. The existing system is using a sump pump, which is not acceptable. The new house would need a raised bed septic system and the Board was concerned about adding another system when the first one is not adequate. Building Inspector Dick Bauman stated that Mr. Clark said he would fix the existing system. The Board stated that the current system was approved by the Monroe County Health Department. The Board requested a written statement from the

Conservation Board stating their concerns. The Board also suggested a call to the Monroe County Health Department stating their concerns.

The Board determined that with the balance of the criteria the existing house meets the criteria for the variances.

The Board then took a look at the variances for Lot R-60A. How each variance met the criteria was discussed.

The Board stated that the existing house is pre existing non-conforming and they discussed the possibility if the same benefit could be achieved for the second structure if the existing house was removed.

Attorney Welch stated that the most important criteria was how it would affect the character of the neighborhood.

The petition that was signed by the neighbors was discussed. Attorney Welch stated that the petition signed by the neighbor's that were in agreement of the lot division bears no weight on the Board's decision.

Putting a condition on the variance for the existing septic to be reviewed and approved was discussed. It was stated that the second lot does not have leach field and septic system approval yet.

The Board discussed re-subdividing a lot that had been combined. It was determined that it could be done with the proper variances.

Attorney Welch stated that he could prepare a written motion for the Board to vote on at their next meeting. A non-official vote was taken.

ADJOURNMENT

A motion was made by Ed Haight, seconded by Jerry Hoffman to adjourn tonight's work session barring no further business. Members polled, Baase aye, Ellsworth aye, Haight aye, Hoffman aye, Stassen aye. Motion carried, work session adjourned.

Minutes respectively submitted by:

Heather Norman
Clerk to the Support Boards