

Hamlin Zoning Board of Appeals *Minutes*
Monday, October 18, 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, Building Inspector Lee Nettin, Planning Board member Tom Jensen, Conservation Board members Nick Kramer and Ed Evans, Engineer Chris Schultz and residents Janet and Wayne Healey.

A motion was made by Jerry Hoffman, dually seconded by Klaus Pohl and Rocky Ellsworth to approve the minutes of the September 20, 2010 meeting as recorded. Members polled Baase aye, Ellsworth aye, Haight aye, Hoffman aye, Pohl aye. Motion carried.

The Clerk showed the Proof of Publication

PUBLIC HEARING

**WAYNE AND JANET HEALEY
7924 NEWCO DRIVE**

Mr. Healey was present seeking relief from Town Codes 125-31C(4) for a 10.3% Impervious Surface variance, 125-31C(2)(b)(1) for a 2' east side setback variance and 125-41.1 for a 4' variance to construct a 26' x 22' front porch located at 7924 Newco Drive. Mr. Healey explained that they wanted to build a 3 season front porch in front of their existing garage on the lake side of their house. It will provide privacy from the proposed house next door. It will have a concrete foundation and wood construction. County comments have been received.

At this time Chairperson Norman Baase 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 Chairperson Norman Baase closed the Public Hearing.

A motion was made by Ed Haight, seconded by Jerry Hoffman to grant relief to Mr. and Mrs. Healey from Town Codes 125-31C(4) for a 10.3% Impervious Surface variance, 125-31C(2)(b)(1) for a 2' east side setback variance and 125-41.1 for a 4' variance to construct a 26' x 22' front porch located at 7924 Newco Drive. This proposal is consistent with the neighboring properties. County comments have been received and there were no issues. This is a Type II SEQR determination. Members polled Baase aye, Ellsworth aye, Haight aye, Hoffman aye, Pohl aye. Motion carried.

PUBLIC HEARING

**THAD AND JEANNE MAXWELL
7570 SANDY HARBOR DRIVE**

Jeff Ackles was present seeking relief from Town Codes 125-31C(3)(b) for a 10' height variance for a garage addition and 125-39B to add living space to the detached garage located at 7570 Sandy Harbor Drive. Mr. Ackles explained that they were proposing to raise the roof on the existing detached garage to add living space that would be used for storage of the owner's musical instrument collection which requires a controlled climate. The space would be insulated, heated dry walled and have electric. No plumbing is being proposed.

At this time Chairperson Norman Baase 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 Chairperson Norman Baase closed the Public Hearing.

Attorney Licht stated that no comments have been received back from the County yet so the Board cannot make a decision tonight.

A motion was made by Rocky Ellsworth, seconded by Klaus Pohl to table the decision for Mr. and Mrs. Maxwell of 7570 Sandy Harbor Drive until the November 15, 2010 meeting pending County comments. Members polled Baase aye, Ellsworth aye, Haight aye, Hoffman aye, Pohl aye. Motion carried.

**MR. AND MRS. WEBER
7874 NEWCO DRIVE**

Kris Shultz from Schultz Associates was present representing Mr. and Mrs. Weber seeking relief from Town Codes 125-31C(1)(a) for a 1.553 lot area variance and 125-31C(1)(b) for a 90.13 lot width variance for an addition and subdivision and 125-39C for a 6' side setback variance for a detached barn located at 7874 Newco Drive. Mr. Schultz explained that they were combining the two lots into one bringing the parcel closer to compliance. They are proposing a south side addition to the existing structure and a detached barn is being proposed for storage. The existing garage is going to be removed. The lot requires variances for size and width. They are requesting a Public Hearing date at this time.

A motion was made by Klaus Pohl, seconded by Ed Haight to schedule a Public Hearing for November 15, 2010 at 7:30pm for Mr. and Mrs. Weber seeking relief from Town Codes 125-31C(1)(a) for a 1.553 lot area variance and 125-31C(1)(b) for a 90.13 lot width variance for an addition and subdivision and 125-39C for a 6' side setback variance for a detached barn located at 7874 Newco Drive. Members polled Baase aye, Ellsworth aye, Haight aye, Hoffman aye, Pohl aye. Motion carried.

**SHERRY VACCARELLI-DANZIG
1366 WALKER LAKE ONTARIO RD.**

Dave Danzig was present representing Sherry Vaccarelli-Danzig seeking relief from Town Code 125-19B(1)(b) for a 39.69' lot width variance for the re-zoning of 1366 Walker Lake Ontario Road to R-L. Mr. Danzig explained that they have requested to change the zoning from Industrial to Residential. An existing house is on the lot. They need a variance for the width of the lot so it can be re-zoned.

Attorney Ken Licht stated that the application is for R-L zoning. The Town Board has determined that the lot should be re-zoned to R-VL therefore a larger lot width variance is required. He requested that the application be amended for the R-VL zoning.

A motion was made by Ed Haight, seconded by Jerry Hoffman to schedule a Public Hearing for November 15, 2010 at 7:30pm for Sherry Vaccarelli-Danzig seeking relief from Town Code 125-18B(1)(b) for a 149.69' lot width variance for the re-zoning of 1366 Walker Lake Ontario Road to R-VL. Members polled Baase aye, Ellsworth aye, Haight aye, Hoffman aye, Pohl aye. Motion carried.

DISCUSSION

Conservation Board member Nick Kramer handed out Friends of Hamlin Beach State Park brochures and invited everyone to become a member. He also passed out a flyer on a POW museum bus that will be at the Hamlin Library Wed., Oct. 21, 2010 from 2:00-8:00pm.

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, November 15, 2010 at 7:30pm. Deadline for all fees is November 1, 2010 at 12:00 noon.