

Hamlin Zoning Board of Appeals *Minutes*
Monday, January 17, 2011
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 (late), Ed Haight, Jerry Hoffman and Klaus Pohl.

Also present: Town Board Liaison Craig Goodrich, Building Inspector Lee Nettin, Planning Board member Tom Jensen, Conservation Board members Nick Kramer and Ed Evans, Engineers Rich Maier and Dave Matt and residents Ken and Mary Jo Schlecht.

A motion was made by Jerry Hoffman, seconded by Ed Haight to approve the minutes of the December 20, 2010 meeting as recorded. Members polled Baase aye, Haight aye, Hoffman aye, Pohl abstain. Motion carried.

**RICHARD DUFFY
3511 ROOSEVELT HIGHWAY**

Rich Maier from DDS Engineers was present representing Richard Duffy seeking relief from Town Code 125-19B(1)(a) for a .192 acre lot size variance for the Duffy Subdivision located at 3511 Roosevelt Highway zoned R-L. Mr. Maier explained that Mr. Duffy owned 3 lots on the south side of Roosevelt. A couple of years ago he combined 2 lots together. Now he would like to combine the two remaining lots together for tax purposes. The lots are zoned R-L and when they are combined they will be less than the required 2 acres. Therefore, a variance is needed for the lot combination.

A motion was made by Klaus Pohl, seconded by Ed Haight to schedule a Public Hearing for Richard Duffy seeking relief from Town Code 125-19B(1)(a) for a .192 acre lot size variance for the Duffy Subdivision located at 3511 Roosevelt Highway for February 21, 2011 at 7:30pm. Members polled Baase aye, Ellsworth aye, Haight aye, Hoffman aye, Pohl aye. Motion carried.

Mr. Maier was reminded to have his fees into the Clerk by the deadline. The Board will be out to the site on February 19, 2011.

**KEN AND MARY JO SCHLECHT
7146 TUCKER LANE**

Dave Matt from Schultz Associates was present representing Ken and Mary Jo Schlecht seeking an extension for variances received on May 17, 2009 and previously extended on May 17, 2010 to construct a single family house located at 7146 Tucker Lane. The variances are the same

Town Code 42-10 and Town Code 125-34D(1)(15). Mr. Matt explained that they had several comments to address with the Monroe County Health Department so the variances expired again. They do have approval for the Monroe County Health Dept. now and they signed the plan. Monroe County Water Authority also approved and signed the plan. Mr. Matt explained that the M.C.H.D. changed the plans from an Absorption bed system to a standard raised bed system. This is a larger system so the house has been moved 18' closer to the lake but the leach has been moved further away from the lake. Ed Haight questioned if the owners were ready to build now. Mr. Matt stated yes as soon as they get approval from the Planning Board and the weather breaks. Chairman Norman Baase stated that according to the Coastal Erosion code all construction must be completed within 1 year. Mr. Matt and the owners understood and didn't have any issues with that. Building Inspector Lee Nettin questioned if DEC permits were received yet. Mr. Matt stated that no DEC permits are required due to the location of the house. Mr. Matt stated that the leach system is actually further from the lake now than it was on the previously approved plan. Some discussion took place regarding the variances. Ed Haight stated that these are the same variances that were requested before. The new location of the house is still in the Structural Hazard Area and all of the same provisions for the variance still apply. The owner's made those provisions prior and they still pertain now. They are requesting to extend the same variances that were previously granted.

A motion was made by Jerry Hoffman, seconded by Ed Haight to grant a 1 year extension to Ken and Mary Jo Schlecht for variances previously granted to construct a single family house located at 7146 Tucker Lane. The variances are 42-10 and 125-34D(1)(15). This is a Type II SEQR determination. Members polled Baase aye, Ellsworth abstain, Haight aye, Hoffman aye, Pohl aye. Motion carried.

NOMINATIONS

At this time Vice Chairperson Rocky Ellsworth took nominations for Chairperson of the Board for 2011. A motion was made by Klaus Pohl, seconded by Jerry Hoffman to nominate Norman Baase for Chairperson of the Board for 2011. A motion was made by Ed Haight, seconded by Klaus Pohl to close the nominations. Members polled Baase abstain, Ellsworth aye, Haight aye, Hoffman aye, Pohl aye. Motion carried.

At this time Chairperson Norman Baase took nominations for Vice Chairperson of the Board for 2011. A motion was made by Ed Haight, seconded by Klaus Pohl to nominate Rocky Ellsworth as Vice Chairperson of the Board for 2011. A motion was made by Klaus Pohl, seconded by Ed Haight to close the nominations. Members polled Baase aye, Ellsworth abstain, Haight aye, Hoffman aye, Pohl aye. Motion carried.

The Board Congratulated Norm and Rocky.

DISCUSSION

Town Board Liaison Craig Goodrich stated that everything is quiet right now.

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. 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, February 21, 2011 at 7:30pm. Deadline for all fees is February 7, 2011 at 12:00 noon.