

Hamlin Zoning Board of Appeals *Minutes*
Monday, January 16, 2012
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: Town Board Liaison Craig Goodrich, Support Boards Attorney Ken Licht, Building Inspector Lee Nettin, Planning Board member Tom Jensen, Conservation Board members Nick Kramer and Ed Evans.

A motion was made by Klaus Pohl, dually seconded by Rocky Ellsworth and Jerry Hoffman to approve the minutes of the December 19, 2011 meeting as recorded. Members polled Baase aye, Ellsworth aye, Hoffman aye, Haight aye, Pohl aye. Motion carried.

The Clerk read the Proof of Publication

**PUBLIC HEARING
VESTY SUBDIVISION
81 ROTHS COVE**

Rich Maier from DDS Engineers was present representing Warren and Deborah Vesty seeking relief from Town Codes 520-24D(1)(b)(15) for a 62' setback for a septic within 150' of the flood plain, 520-21C(1)(a) for a 1.05 area acre variance, 520-21C(2)(c) for a 7.9' front setback variance and 520-27C for a 9.7' side setback for the detached garage located at 81 Roths Cove. Mr. Maier explained that the owners just purchased the two separate lots and would like to combine them for tax purposes. There is an existing house and garage on one lot and the other lot is vacant. Several variances are needed for the proposal. The lot is going closer to conforming.

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 Rocky Ellsworth to grant relief to Warren and Deborah Vesty from Town Codes 520-24D(1)(b)(15) for a 62' setback for a septic within 150' of the flood plain, 520-21C(1)(a) for a 1.05 area acre variance, 520-21C(2)(c) for a 7.9' front setback variance and 520-27C for a 9.7' side setback for the detached garage located at 81 Roths Cove. This is a lot combination. This is the minimum variances to provide relief. There were no comments from the neighbors. This is a Type II SEQR determination. Members polled Baase aye, Ellsworth aye, Hoffman aye, Haight aye, Pohl aye. Motion carried.

DISCUSSION

Attorney Licht stated that they are proposing revisions to the Development Regulations eliminating the need for variances for Simple Lot Combinations before the Planning Board. The revision will be reviewed at the next Zoning Workshop then presented to the Town Board for approval.

Planning Board Liaison Tom Jensen invited everyone to attend the Zoning Workshops and wished Lee Nettin the best of luck tomorrow on his surgery.

Town Board Liaison stated that they will be reviewing the Lakeshore Zoning at the next Zoning Workshop scheduled for Feb. 16 at 7:00pm. The Dog Warden answered 17 calls. The Volunteer Ambulance Board is looking at specs for new vehicles in the future. They are also looking into an Engineer study for a sprinkler system. The Fire Department was curious as to how the Town Board feels about the merger. The vote is Jan. 18, 2012. Lakeside and Unity Hospitals was discussed.

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, February 20, 2012 at 7:30pm. Deadline for all fees is February 6, 2012 at 12:00 noon.