

Hamlin Zoning Board of Appeals Meeting Minutes
Monday, September 16, 2013
7:30 pm

The regular scheduled meeting of the Hamlin Zoning Board of Appeals will be held at the Hamlin Town Hall located at 1658 Lake Road, Hamlin and will be called to order by the Chairperson, Norman Baase at 7:30 pm 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: Chad Fabry Building Inspector, Ken Licht Support Board Attorney, Conservation Board members: Ed Evans and Steven Rutherford.
Residents: John and Linda DeRue, Cindy Lutwiller.

A motion to approve the July 16, 2013 meeting minutes as submitted was made by Jerry Hoffman, seconded by Rocky Ellsworth.
Members polled: Norman Baase aye, Rocky Ellsworth aye, Ed Haight abstain, Jerry Hoffman aye, and Klaus Pohl aye. Motion carried.

A motion to approve the August 19, 2013 meeting minutes as submitted was made by Klaus Pohl, seconded by Ed Haight.
Members polled: Norman Baase abstain, Rocky Ellsworth aye, Ed Haight aye, Jerry Hoffman abstain, and Klaus Pohl aye. Motion carried.

Proof of publication:
There were no items for publication

PUBLIC HEARING
There were no applications for Public Hearings this month.

AGENDA
SEEKING RELIEF FROM TOWN CODE §520-12B(2)(a)

**JAMES E. AND ALAYNE DOAN
343 MORTON ROAD, HAMLIN**

Application for James E. and Alayne Doan seeking relief from Town Code §520-12B(2)(a). The required front setback is 100'. They are seeking relief for a 59.3' front setback for premises located at 343 Morton Road, Hamlin.

Richard Maier from DDS represented James E. and Alayne Doan. He distributed new sets of plans to the Board as the original set presented had the incorrect house number. The property is zoned R-L (Rural-Low Density). The house was built in 1910 and is too close to the road. All it needs is a line to be drawn and then to be recorded.

Norman Baase stated that the Board went last Saturday for a site visit.

A motion was made by Ed Haight to schedule a Public Hearing on October 21, 2013 at 7:30 pm for the application of James E. and Alayne Doan seeking relief from Town Code §520-12B(2)(a). The required front setback is 100'. They are seeking relief for a 59.3' front setback for premises located at 343 Morton Road, Hamlin.

The motion was dual seconded by Klaus Pohl and Rocky Ellsworth.

Members polled: Norman Baase aye, Rocky Ellsworth aye, Ed Haight aye, Jerry Hoffman aye, and Klaus Pohl aye. All in favor. Motion carried.

AGENDA

SEEKING RELIEF FROM TOWN CODE §520-11B(1)(a)

**JOHN AND LINDA DERUE
317 REDMAN ROAD, HAMLIN**

Application for John and Linda DeRue seeking relief from Town Code §520-11B(1)(a). The current zoning is R-VL with a required minimum lot size of 5 acres. They are seeking relief for a 3 acre variance for a 2 acre parcel located at 317 Redman Road, Hamlin.

John DeRue represented himself and his wife, Linda.

They are seeking to subdivide a lot off the original parcel to build a new home. They would like to build a 1440 sq. ft. ranch style home. Their current home is over 4000 sq. ft. and has become too large for the two of them. The Zoning Board made a site visit last Saturday.

Chairperson Norman Baase asked for any questions/comments from the board.

Chad Fabry stated that we are looking at the creation of a lot, not permission to build a house on the lot. A site plan is needed before it goes to the Planning Board. A 2.1 acre lot can be created and then ask for a variance to build a home.

Ken Licht agreed that site plan approval comes from the Planning Board and the Zoning Board can create the lot. Chad responded that all the Zoning Board is doing at this point is creating a lot, not a building lot.

The access for the driveway is fine. It is 30' x 385'. They anticipate using 12' for the width of the driveway. A turn around will be needed.

Jerry Hoffman asked if the parcel in question had Public Water accessibility. John DeRue said yes.

A motion was made by Klaus Pohl to schedule a Public Hearing on October 21, 2013 at 7:30 pm for the application of John and Linda DeRue seeking relief from Town Code §520-11B(1)(a). The current zoning is R-VL with a required minimum lot size of 5 acres. They are seeking relief for a 3 acre variance for a 2 acre parcel located at 317 Redman Road, Hamlin. The motion was seconded by Jerry Hoffman.

Members polled: Norman Baase aye, Rocky Ellsworth aye, Ed Haight aye, Jerry Hoffman aye, and Klaus Pohl aye. All in favor. Motion carried.

DISCUSSION

There was no Town Board representative for a report.

A reminder from Norman Baase to all Board members that there is 3 months left to take the online courses.

ADJOURNMENT

A Motion to adjourn was made by Ed Haight, seconded by Klaus Pohl barring no further business.

Members polled: Norman Baase aye, Rocky Ellsworth aye, Ed Haight aye, Jerry Hoffman aye, and Klaus Pohl aye. All in favor. Motion carried.

Minutes respectfully submitted by:

Cheryl J. Pacelli
Clerk to the Support Boards

The next scheduled meeting of the Hamlin Zoning Board of Appeals will be held on October 21, 2013. Deadline for applications is October 9, 2013 at 12 noon.