

**HAMLIN ZONING BOARD OF APPEALS MINUTES
MONDAY, September 19, 2016
7:30 P.M.**

The regular scheduled meeting of the Hamlin Zoning Board of Appeals was held at the Hamlin Town Hall located at 1658 Lake Road, Hamlin and was called to order by the Chairperson, Norman Baase at 7:30 p.m. with the location of the Fire Exits and AED explained for those present. It was asked that all cell phones and pagers be turned off for the duration of the meeting.

Roll call: Norman Baase, Rocky Ellsworth, Ed Haight, Jerry Hoffman, and Phil Hurlbutt.

Present: Attorney Licht, Kim Hawkins, Bob Crandell, Town Councilperson Jennifer Voelkl.

Approval of the August 15, 2016 meeting minutes. Additions, deletion, or corrections to tonight’s meeting. A motion was made by Jerry Hoffman, seconded by Phil Hurlbutt to approve the minutes of August 15, 2016 as recorded.

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

Proof of Publication

The clerk showed the Proof of Publication.

PUBLIC HEARING
AREA VARIANCE

**ROBERT & KATHLEEN CRANDELL
6319 SHORE ACRES DRIVE**

Application of Robert & Kathleen Crandell; owner(s) Robert & Kathleen Crandell; seeking relief to add a second accessory structure to their road side property located at 6319 Shore Acres Drive where the Town Code §520-31A states Any shed, cabana or similar accessory structure shall not exceed 256 square feet in area, no one side shall exceed 16 feet in length, and all walls shall have a maximum height of eight feet. One of each type of structure shall be permitted per lot except for R-L District (two) and R-VL District (three) as determined by the Building Inspector.

Robert Crandell represented himself before the board. He is asking for relief to place a second shed on his property located at 6319 Shore Acres Drive. It will be approx. 10’ x 9’ in size. It will be placed on a concrete platform. It will be a pre-fab structure used for lawn maintenance equipment.

Chairperson Norman Baase opened the Public Hearing.

It was asked that anyone wishing to speak to please stand and state their name and address.

There was no one present who wished to speak.

Chairperson Norman Baase closed the Public Hearing.

Attorney Licht added that the dimensions of the shed and the setbacks be shown on the survey map provided by the applicant.

A motion was made by Ed Haight, seconded by Jerry Hoffman to approve and grant the Application of Robert & Kathleen Crandell; owner(s) Robert & Kathleen Crandell; seeking relief to add a second accessory structure to their road side property located at 6319 Shore Acres Drive where the Town Code §520-31A states Any shed, cabana or similar accessory structure shall not exceed 256 square feet in area, no one side shall exceed 16 feet in length, and all walls shall have a maximum height of eight feet. One of each type of structure shall be permitted per lot except for R-L District (two) and R-VL District (three) as determined by the Building Inspector. This is a Type II SEQR and there were no comments from

those present. This will be conditional on the applicant filling in the dimensions of the shed and the setbacks required on the survey map before the building permit is issued.

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

AGENDA

AREA VARIANCE

HOWARD HUNTLEY 247 HAVILAND PARK

Application of Howard Huntley; owner; Howard Huntley; seeking relief to add an accessory structure on property without a principal dwelling located at 400 Walker Road in an R-VL district where Town Code§520-31B states that a shed, cabana or similar accessory structure must be erected behind the front main foundation line of the principal dwelling on any lot and 10 feet away from any building used for residential purposes. A side and rear setback of no less than five feet may be maintained as long as there is a 10-foot separation from any structures on neighboring properties.

Kim Hawkins represented the applicant before the board. It is asked that a shed be placed on the property before the principal dwelling is started. It will hold and secure building equipment used in the building of the dwelling. The shed will be a moveable/temporary structure that will be moved to a different location on the property when the dwelling is completed.

A motion was made by Phil Hurlbutt, seconded by Ed Haight to schedule a Public Hearing on October 17, 2016 at 7:30 p.m. for the Application of Howard Huntley; owner; Howard Huntley; seeking relief to add an accessory structure on property without a principal dwelling located at 400 Walker Road in an R-VL district where Town Code§520-31B states that a shed, cabana or similar accessory structure must be erected behind the front main foundation line of the principal dwelling on any lot and 10 feet away from any building used for residential purposes. A side and rear setback of no less than five feet may be maintained as long as there is a 10-foot separation from any structures on neighboring properties. Members polled: Norman Baase aye, Rocky Ellsworth aye, Ed Haight aye, Jerry Hoffman aye, and Phil Hurlbutt aye. All in favor. Motion carried.

DISCUSSION

Attorney Licht reported that the Zoning Board Workshop will be held September 22, 2016 at 7:00 p.m. One of the topics that will be discussed is a major solar farm local law. The dwelling at 1396 Lake Road has been demolished.

ADJOURNMENT

A motion was made by Ed Haight, seconded by Rocky Ellsworth to adjourn tonight's meeting barring no further business. Members polled: Norman Baase aye, Rocky Ellsworth aye, Ed Haight aye, Jerry Hoffman aye, and Phil Hurlbutt aye. All in favor. Motion carried

The next scheduled meeting of the Hamlin Zoning Board of Appeals will be held on October 17, 2016 at the Hamlin Town Hall located at 1658 Lake Road, Hamlin. The deadline for all applications and fees is October 4, 2016 at 12 noon.