

Hamlin Zoning Board of Appeals *Minutes*
Monday, December 18, 2006
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 Chairman Norman Baase at 7:30pm with the location of the fire exits and AED explained for those present.

Present: Norman Baase, Terry Dingee, Rocky Ellsworth, Ed Haight, Jerry Hoffman, Klaus Pohl and Donna Stassen.

Also present: Support Boards Attorney Charlie Welch, Town Board Liaison Mike Marchetti, Building Inspector B.J. Maier, Conservation Board member Craig Goodrich and Tom Jensen.

A motion was made by Klaus Pohl, seconded by Jerry Hoffman to approve the minutes of the November 20, 2006 meeting as recorded. Members polled Baase aye, Dingee aye, Ellsworth aye, Haight aye, Hoffman aye, Pohl aye, Stassen aye. Motion carried, minutes approved.

**GWEN COMSTRA
5688 WAUTOMA BEACH ROAD**

Gwen Comstra of 5688 Wautoma Beach Road was present to seek relief from Town Code 125-31C(2)(c) for a 7' front setback variance to construct an 8' x 28.5' 2-story deck on the front of her house. Ms. Comstra explained that the deck would be 2-stories and open with pillars and a railing. She asked if roll down screens could be used to keep out the mosquitoes in the summer. Attorney Welch stated yes but nothing permanent could be used. Rocky Ellsworth asked Craig Goodrich for comments from the Conservation Board. Klaus Pohl asked what the height of the second deck from the ground would be. Ms. Comstra stated about 9' high. Terry Dingee asked if the upper deck would have a roof. Ms. Comstra stated no it would all be open. Some discussion on lot lines and the shoreline took place.

After review the Board determined that no variance was needed based on the lot line. The Board stated that the deck needs to be an open deck not enclosed. Ms. Comstra stated that she understood and thanked the Board for their time.

DISCUSSION

Chairman Norman Baase stated that the Zoning Board presentation at the December Town Board meeting went well. He also mentioned that the Town Board is looking at possible reducing the Zoning Board to 5 members and asked if anyone had any concerns with that. Building Inspector B. J. Maier suggested keeping alternates in case something happens and a member can't attend a meeting. The Board agreed that was a good idea.

Chairman Norman Baase thanked Terry Dingee for 23 years of dedicated service to the Board and Donna Stassen for 2 years of dedicated service to the Board. They both are going to be greatly missed.

At this time Vice Chairman Rocky Ellsworth accepted nominations for Chairman for 2007. A motion was made by Donna Stassen, seconded by Klaus Pohl to nominate Norman Baase for Chairman for 2007. Members polled Baase abstain, Dingee aye, Ellsworth aye, Haight aye, Hoffman aye, Pohl aye, Stassen aye. Motion carried.

Vice Chairman Rocky Ellsworth thanked Norman Baase for a job well done during a very difficult year.

At this time Chairman Norman Baase accepted nominations for Vice Chairman for 2007. A motion was made by Jerry Hoffman, seconded by Ed Haight to nominate Rocky Ellsworth for Vice Chairman for 2007. Members polled Baase aye, Dingee aye, Ellsworth abstain, Haight aye, Hoffman aye, Pohl aye, Stassen aye. Motion carried.

The Board thanked Rocky for a job well done this year.

Building Inspector B.J. Maier questioned using the lot line instead of the shoreline along the lake for the setbacks. He suggested discussing changing the code at the next Zoning Code meeting.

Town Board Liaison Mike Marchetti thanked everyone for attending the Special Town Board meeting with the Support Boards on November 28. He also thanked the Board for their presentation to the Town Board. He thanked Terry and Donna for their service with the Zoning Board. He let everyone know that on the third Tuesday of the month there would be a Wind Tower meeting. He wished everyone a Happy Holiday.

Rocky Ellsworth questioned the roadside stand law that was tabled at the Town Board meeting. He asked if there would be a decision before the season. Mike Marchetti stated definitely they just were looking at some issues but a decision would be made next month.

Chairman Norman Baase wished everyone a safe and Happy Holiday.

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, Dingee aye, Ellsworth aye, Haight aye, Hoffman aye, Pohl aye, Stassen aye. Motion carried, meeting adjourned.

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, January 15, 2007 at 7:30pm. Deadline for all fees is Friday, December 29, 2006 at 2:00pm.