

Zoning Board of Appeals *Minutes*
Monday, February 21, 2005
7:30pm

The regularly 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 explained for those present.

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

Also present: Support Boards Attorney Charlie Welch, Town Board Liaison George Todd, Building Inspector Dick Bauman, Conservation Board Liaison Craig Goodrich, Betty and David Joseph, Jerry and Kristen Felucca.

A motion was made by Klaus Pohl, seconded by Terry Dingee to approve the minutes of the January 17, 2005 meeting. Members polled Baase aye, Dingee aye Ellsworth aye, Haight aye, Hoffman aye, Pohl aye, Stassen aye. Motion carried, minutes approved.

PUBLIC HEARING

**COLLAMER SUBDIVISION
6372 SHORE ACRES ROAD**

Dave Matt from Schultz Associates was present to seek several variances for Lot R-49 of the Collamer Subdivision located at 6372 Shore Acres. Mr. Matt explained that the owner planned to remove the existing house and build a 2 story single family home on this property. The plans proposed swales for drainage that would drain towards the lake. An absorption bed septic system would be used and a treatment plant would be installed. Spot elevation checks of the neighboring properties were done and drainage would improve at this location. Mr. Matt indicated the owners would like to start building as soon as possible.

At this time Chairman Norman Baase opened the Public Hearing for anyone present to speak for or against this project.

Chris Leuci who owns the property to the east of the Fellucas had drainage concerns due to the elevation and location of the new house. Mrs. Leuci also had future concerns about decks being built onto the front of the house and obstructing her view of the lake. Chairman Norman Baase indicated that any future construction to the property would also require a Public Hearing and they would be notified again.

At this time Chairman Norman Baase closed the Public Hearing.

A letter from Jacqueline Lingl of 6378 Shore Acres Road was read by Chairman Norman Baase indicating that she has no objections or concerns with this proposal.

Chairman Norman Baase asked Craig Goodrich if there were any Conservation Board concerns. Mr. Goodrich indicated there were no concerns with this project.

A motion was made by Ed Haight, seconded by Klaus Pohl to grant relief to 6372 Shore Acres Road from Town Code 125-31C1(a) for lot area, 125-31C(b) for lot width, 125-31C5 for impervious lot coverage, 125-34D(1)(15) building a septic system within 150 feet of a wetland buffer and Lake Ontario with the condition that the drainage issues be addressed. This is the minimum relief required and a Type II SEQR determination. This project will not alter the characteristic of the neighborhood. Members polled Baase aye, Dingee aye, Ellsworth aye, Haight aye, Hoffman aye, Pohl aye, Stassen aye. Motion carried, variances granted.

A motion was made by Ed Haight, dually seconded by Klaus Pohl and Terry Dingee to grant relief to 6372 Shore Acres Road for the reconstruction of a house on an existing lot from Town Code 42-10B for building in a Coastal Erosion Hazard Area. This is the minimum relief required and will not alter the characteristic of the neighborhood. Members polled Baase aye, Dingee aye, Ellsworth aye, Haight aye, Hoffman aye, Pohl aye, Stassen aye. Motion carried, variance granted.

PUBLIC HEARING

JOSEPH SUBDIVISION 200 WALKER LAKE ONTARIO ROAD

Keith O'Toole was present to seek Approval for two pre-existing non-conforming lots divided by a private road. The abstract of title was reviewed by Attorney Welch. Attorney Welch gave a brief history of the deeds of the property. It was found that the two lots were always owned by the same person and never combined by sub division with a Board action. The two lots have the same tax account number but are described separately. Attorney Welch stated that the two lots were created as separate lots. Donna Stassen confirmed that they are one tax ID number now.

A motion was made by Donna Stassen, seconded by Terry Dingee to grant relief to 200 Walker Lake Ontario Road from Town Code 125-18B1(a) for lot size, 125-18B1(b) for lot width and 125-18B5 for lot coverage contingent on subdivision Approval from Planning Board. This is the minimum relief and a Type II SEQR determination. Members polled Baase aye, Dingee aye, Ellsworth aye, Haight aye, Hoffman aye, Pohl aye, Stassen aye. Motion carried, variances granted.

DISCUSSION

Chairman Norman Baase read a thank you letter from Larry Gurslin

Chairman Norman Baase stated that the meeting with the Chairman regarding the Clerk's responsibilities went well.

Chairman Norman Baase asked George Todd if he had anything from the Town Board. George Todd indicated there was nothing from the Town Board.

ADJOURNMENT

A motion was made by Ed Haight, seconded by Klaus Pohl to adjourn the 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.

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, March 21, 2005 at 7:30pm at the Hamlin Town Hall. Deadline for fees is Monday, March 7, 2005.