

Hamlin Zoning Board of Appeals *Minutes*  
Monday, April 18, 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, Klaus Pohl, Donna Stassen, and Jerry Hoffman.

Also Present: Support Boards Attorney Charlie Welch, Building Inspector Dick Bauman, Tom Jensen, Richard Luther and Linda Luther.

A motion was made by Ed Haight, seconded by Klaus Pohl to approve the minutes of the March 21, 2005 meeting. Members polled Baase aye, Dingee aye, Ellsworth aye, Haight aye, Pohl aye, Stassen aye, Hoffman aye. Motion carried, minutes approved.

**DISCUSSION**

Mr. and Mrs. Luther were present to seek relief from Town Code 125-39C to construct an accessory building in front of the front foundation of their residence. A discussion took place about Mr. and Mrs. Luther's Quilt Shop on 218 Monroe Orleans County Line Road. Mr. and Mrs. Luther stated that they received Special Use Permit approval to operate a Quilt Shop in their home. They stated that they decided to build a separate accessory building in front of the front foundation of their house for the Quilt Shop instead. Mr. Luther stated they were proposing a 20' x 28' building to be built on their property. Mr. Luther explained that they were on the Planning Board agenda to change the location of the Quilt Shop. Klaus asked if they were planning on putting a sign up for the Quilt Shop. Mr. and Mrs. Luther stated that they were planning on putting a small sign up in front of the shop. They discussed that they would be discussing the sign with the Planning Board and they would obtain a sign permit.

A motion was made by Ed Haight, seconded by Rocky Ellsworth to schedule a Public Hearing for Mr. and Mrs. Luther of 218 Monroe Orleans County Line Road on May 16, 2005 for relief from Town Code 125-39C to construct a 20' x 28' building in front of the front foundation of their residence to be used for a Quilt Shop. Members polled Baase aye, Dingee aye, Ellsworth aye, Haight aye, Pohl aye, Stassen aye and Hoffman aye. Motion carried, Public Hearing scheduled.

Rocky Ellsworth let the property owners know that the Board would be out to do an inspection of the property on May 14, 2005 at 10:30am.

Chairman Norman Baase reminded the Board of the Meeting with the Town Board Wednesday, April 20, 2005 at 7:00pm to work on updating the codes.

Mr. David Purcell was not present. Building Inspector Dick Bauman discussed the David Purcell property located at 427 Wiler Road with the Board members. Dick stated that the Purcell property was never graded properly. Instead of a swale they brought the leach field 10 ft. from the house and graded it down to the neighbors. Those houses are flooded because of his property. If he builds a pole barn it will actually make the problem worse. Attorney Charlie Welch stated that he should consider putting drainage in because of the flooding problem. Dick Bauman stated that Town Engineer J.P. Schepp went to the property and verified that the swale was never done correctly. The board members decided not to schedule a public hearing without Mr. Purcell being present.

Some discussion took place regarding a house located on Morton Road. Dick Bauman asked if the owner tears the addition off if he can put a porch on without a getting a variance. Attorney Charlie Welch stated that he needs to keep the original foundation. Rocky Ellsworth discussed that he should get a variance because if he decides to sell the house often many attorneys ask to see the variance.

Building Inspector Dick Bauman asked if Mr. Hafner owner of 7980 Newco Drive could get a variance to put a shed on a vacant piece of land. The members had a brief discussion. Donna Stassen stated that Town Code 125-42C states that **any shed or cabana may not be erected on a vacant lot.** Attorney Charlie Welch stated that she could apply for a variance. Dick stated that they should put some restrictions on the shed if a variance is granted.

### **Adjournment**

A motion was made by Ed Haight, seconded by Jerry Hoffman to adjourn the meeting barring no further business. Members polled Baase aye, Dingee aye, Ellsworth aye, Haight aye, Pohl aye, Stassen aye and Hoffman aye. Motion carried, minutes adjourned.

Minutes taken by,  
Valerie Ross  
Respectively submitted by,

Heather Norman  
Clerk to the Support Boards

The next scheduled meeting of the Hamlin Zoning Board of Appeals is Monday, May 16, 2005 at 7:30pm. Deadline for fees is Monday, May 2, 2005.