

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

Also present: Support Boards Attorney Charlie Welch, Building Inspector Dick Bauman, Conservation Board Liaison Craig Goodrich, residents Tom Jensen and James E. Krempasky.

A motion was made by Klaus Pohl, seconded by Jerry Hoffman to approve the minutes of the June 20, 2005 meeting. Members polled Baase aye, Dingee aye, Ellsworth aye, Haight aye, Hoffman aye, Pohl aye, Stassen aye. Motion carried, minutes approved.

**DISCUSSION**

Mr. Clark was present to discuss the property located at 5733 W. Wautoma Beach Road. Mr. Clark explained that he was present to speak on behalf of the current owners of the property LeRoy Property Associates. Mr. Clark also stated that he has a contingent offer in to buy the property. Mr. Clark stated that he would like to subdivide the property and fix up the existing cottage and make the other structure a house with a new septic, water and electric and then sell both properties. Another option he would have is to fix up the existing cottage and use the garage for storage rental. Mr. Clark explained that he has talked with the neighbors about their concerns and issues with the property. The current zoning was discussed. Rocky Ellsworth stated that if subdivision approval was granted that Mr. Clark would need to start from the beginning with two new Site Plan Approvals from the Planning Board for the properties. Mr. Clark stated that he realized that. Rocky Ellsworth stated that the Board has not created substandard lots in the past. Some discussion took place. The Board asked Mr. Clark what his plans were for the future of the property. Mr. Clark stated that he would submit an application to the Planning Board for Subdivision Approval.

A motion was made by Ed Haight, seconded by Klaus Pohl to schedule a Public Hearing for the September 19, 2005 meeting for a lot size variance for Kevin Clark for 5733 W. Wautoma Beach Road with the condition that the Planning Board refers the project to the Zoning Board. Members polled Baase aye, Dingee aye, Ellsworth aye, Haight aye, Hoffman aye, Pohl aye, Stassen aye. Motion carried.

Conservation Board Liaison Craig Goodrich reported that there is a Lake Level Meeting at the Greece Town Hall on July 21, 2005 at 7:00.

Chairman Norman Baase asked Craig Goodrich to get comments from the Conservation Board regarding the property located at 5733 W. Wautoma Beach Road.

Support Boards Clerk stated that the Open Space Index was adopted and asked if the Board members would like a hard copy or a copy on a disc for their records. Norman Baase, Rocky Ellsworth and Jerry Hoffman requested a hard copy and the rest would receive a disc.

### **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.

Minutes 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, August 15, 2005 at 7:30pm at the Hamlin Town Hall. Deadline for fees is Monday, August 1, 2005 at 2:00pm.