

Hamlin Zoning Board of Appeals *Minutes*
Monday, February 19, 2007
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, Rocky Ellsworth, Ed Haight, Jerry Hoffman and Klaus Pohl.

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

A motion was made by Jerry Hoffman, dually seconded by Rocky Ellsworth and Klaus Pohl to approve the minutes of the January 15, 2007 meeting as recorded. Members polled Baase aye, Ellsworth aye, Haight aye, Hoffman aye, Pohl aye. Motion carried, minutes approved.

DAVE SMITH
8018 NEWCO DRIVE

Dave Smith was present to seek several variances to construct a 24' x 32' x 25' detached garage located at 8018 Newco Drive. Mr. Smith stated that he thought he needed a rear setback variance from the road and a height variance for the look out on top of the garage. Rocky Ellsworth asked if the location of the garage was staked out. Mr. Smith stated yes it was. The wooden stake is about 60' from the center of the road and the other metal stakes are the corners of the garage. Attorney Welch stated that according to the code garages only require a 15' rear setback. The garage would need to be a total of 48' from the center of the road. A rear setback variance would not be needed. Attorney Welch asked how far from the north corner lot line the garage would be. Mr. Smith stated about 7'. Rocky Ellsworth questioned needing a front setback variance. Attorney Welch stated that the setback is determined by the front setback of the house. So no front setback variance was needed. Moving the garage closer to the house to stay away from the corner lot line was suggested. Mr. Smith stated that the lot is "L" shaped and the front portion belongs to the neighbor. Mr. Smith stated he would like to keep as much of the yard open as possible next to the house. Mr. Smith stated that was where he thought the leach field was located also. Building Inspector B.J. Maier stated that the County should have a map with the location of the septic and leach field. Attorney Welch asked if the look out was going to be functional. Mr. Smith stated yes, there would be stairs up to it so you could get an elevated view of the lake. It would not be any higher than 25' though. Attorney Welch asked if the driveway would be black topped. Mr. Smith stated yes eventually it would be black topped. Attorney Welch questioned the impervious

surface of the lot if the driveway was black topped. If the driveway were stone it would be under the 15% impervious surface. If the driveway was black topped it would be just over the 15% impervious surface requirement. Attorney Welch suggested getting the variance now instead of coming back later. Attorney Welch asked for the measurements of the driveway. Right now on the plans it looks like 10' wide at the road and 30' wide at the garage. Klaus Pohl stated that if the garage is only 7' from the corner lot line than an 8' side setback variance is needed. Attorney Welch agreed. Building Inspector B. J. Maier asked if the garage would have a slab foundation. RM. Smith stated yes it would. Ed Haight asked the size of the second story. Mr. Smith stated it would be 12' x 12' with windows on all sides. Mr. Smith stated that he talked with the Highway Superintendent and he approved the driveway he just needed to get a permit from the Highway Department.

A motion was made by Ed Haight, seconded by Rocky Ellsworth to schedule a Public Hearing for April 16, 2007 at 7:30pm due to the applicant being out of town in March for David Smith seeking relief from Town Code 125-39 for an 8' side setback variance, Town Code 125-31C(5) for a 1.5% (400 sq. ft.) impervious surface variance and Town Code 125-31C(4)(b) for a 10' height variance to construct a 24' x 32' x 25' detached garage located at 8018 Newco Drive. Members polled Baase aye, Ellsworth aye, Haight aye, Hoffman aye, Pohl aye. Motion carried.

DISCUSSION

Chairman Norman Baase asked Building Inspector B. J. Maier if he had anything for the Board. Mr. Maier stated nothing at this time.

Chairman Norman Baase stated that at the last Town Board meeting it was approved that the Zoning Board be reduced to 5 members.

Chairman Norman Baase asked if Attorney Welch had anything for the Board. Attorney Welch stated nothing at this time.

Town Board Liaison Mike Marchetti reported that the Zoning Code Workshop and Wind Tower meeting are tomorrow night starting at 6:00pm. He also stated that there would be a Public Hearing at next month's Town Board meeting for a Wind Tower moratorium.

Chairman Norman Baase asked if Craig Goodrich had anything from the Conservation Board. Mr. Goodrich stated nothing at this time. Rocky Ellsworth requested that the Conservation Board take a look at the garage proposal before the Public Hearing in April.

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, Ellsworth aye, Haight aye, Hoffman aye, Pohl 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, March 19, 2007 at 7:30pm. Deadline for all fees is Monday, March 5, 2007 at 2:00pm.