

Hamlin Zoning Board of Appeals *Minutes*
Monday, May 21, 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, residents Paul Lapinski, Rich Maier and Frank Marando.

A motion was made by Klaus Pohl, seconded by Jerry Hoffman to approve the minutes of the April 16, 2007 meeting as recorded. Members polled all ayes. Motion carried, minutes approved.

DWIGHT DILTZ
39-63 KING STREET

Rich Maier of Maier Surveying was present to represent Dwight Diltz seeking relief from Town Code 125-26B(2)(b) for a 9.2' side setback variance for lot 2 and a 9.3' side setback variance for lot 3 and relief from Town Code 125-26B(1)(b) for a 51' lot depth variance for lot 1 and a 63' lot depth variance for lot 3 of the Diltz Subdivision located at 39-63 King Street. Rich Maier explained that Mr. Diltz was subdividing the lot into three separate lots in hopes of selling the lots separately. The lots have existing buildings. Rocky Ellsworth asked if someone could be at the site when they do their inspection to explain where the lot lines will be. Mr. Maier stated he could do that.

A motion was made by Ed Haight, seconded by Klaus Pohl to schedule a Public Hearing for several variances for the Diltz Subdivision located at 39-63 King Street for June 18, 2007 at 7:30pm. Members polled, all ayes.

Chairman Norman Baase reminded Rich Maier to have all the fees and maps into the Clerk by the deadline.

JOHN COLOPIETRO
882-890 REDMAN ROAD

Rich Maier of Maier surveying was present to represent Mr. Colopietro seeking relief from Town Code 125-18B(1)(b) for a 50' lot width variance for lot 1 and a 19' lot width variance for lot 3 of the Colopietro Subdivision located at 882-890 Redman Road. Rich Maier explained that there are existing houses on two of the lots and the third lot is

currently being used for farming. Mr. Colopietro would like to divide the lots and sell them. Rocky Ellsworth asked if the Planning Board referred this to the Zoning Board. Mr. Maier stated yes they did. Rocky questioned the location of the lot lines. Some discussion took place. Attorney Welch asked if the property was currently being farmed to the road. Mr. Maier stated yes it was. Ed Haight asked if there were any problems with the setbacks for the existing houses. Mr. Maier stated no they are conforming to the codes.

A motion was made by Klaus Pohl, seconded by Jerry Hoffman to schedule a Public Hearing for several variances for the Colopietro Subdivision located at 882-890 Redman Road for June 18, 2007 at 7:30 pm. Members polled, all ayes.

Chairman Norman Baase reminded Rich Maier to have all the fees and maps into the Clerk by the deadline.

**JAMES BEEHLER
12 COUNTRY CREEK LANE**

Mr. Beehler was not present at the meeting due to a conflict. Building Inspector B.J. Maier explained that Mr. Beehler was seeking relief from Town Code 125-20B(2)(b) for a 1' side setback variance and relief from Town Code 125-20B(2)(a) for a 1' front setback variance for a house he is building located at 12 Country Creek Lane.

A motion was made by Rocky Ellsworth, seconded by Ed Haight to schedule a Public Hearing for Jim Beehler for variances for 12 Country Creek Lane for June 18, 2007 at 7:30pm. Members polled, all ayes.

DISCUSSION

Frank Marando was present to discuss an addition to a house located at 18 Creekview Drive. Mr. Marando explained that the Building Inspector told him that the addition might require a variance because of the location so close to the creek so he was at the meeting to determine if a variance was required. Some discussion took place. Attorney Welch explained that the addition was on the south side of the house away from the creek. Attorney Welch stated that there is no reference under the code for a corner lot. The setbacks are all right and the addition is not going closer to the creek. The Board determined that no variance was required. Chairman Norman Baase thanked Mr. Marando for coming in.

Chairman Norman Baase reminded everyone of the Zoning Workshop tomorrow night.

Building Inspector B.J. Maier had nothing to report at this time.

Town Board Liaison Mike Marchetti had nothing to report at this time.

Attorney Welch had nothing to report at this time.

ADJOURNMENT

A motion was made by Ed Haight, dually seconded by Klaus Pohl and Rocky Ellsworth 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, June 18, 2007 at 7:30pm. Deadline for all fees is Monday, June 4, 2007 at 2:00pm.