

Hamlin Zoning Board of Appeals *Minutes*
Monday, December 17, 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 Supervisor Denny Roach, Building Inspector B.J. Maier, Planning Board member Tom Jensen and Conservation Board members Craig Goodrich and Tom Breslawski.

A motion was made by Jerry Hoffman, seconded by Klaus Pohl to approve the minutes of the November 19, 2007 meeting as recorded. Members polled, Baase aye, Ellsworth aye, Haight abstain, Hoffman aye, Pohl aye. Motion carried, minutes approved.

A motion was made by Klaus Pohl, seconded by Ed Haight to nominate Norman Baase as Chairman of the Board for 2008. Members polled, Baase abstain, Ellsworth aye, Haight aye, Hoffman aye, Pohl aye. Motion carried.

A motion was made by Ed Haight, seconded by Jerry Hoffman to nominate Rocky Ellsworth as Vice Chairman of the Board for 2008. Members polled, Baase aye, Ellsworth abstain, Haight aye, Hoffman aye, Pohl aye. Motion carried.

DISCUSSION

Chairman Norman Baase stated that he presented the Zoning Board summary to the Town Board at their last meeting. It went well. In 2007 they made 6 determinations on variances compared to 29 in 2006. He stated that he felt that was due to some changes that were made to the code. It made a workable code for everyone. Ed Haight stated that when some residents came in other options were suggested by the Board and they didn't need a variance.

Building Inspector B.J. Maier stated that they are working on the Bed and Breakfast code changes. Supervisor Denny Roach stated that an amendment has been proposed with a definition of a Bed and Breakfast included. It would require a SUP in all areas with some requirements. The Public Hearing is scheduled for the January meeting.

Supervisor Denny Roach stated that the Zoning Workshops would start again in January. No date was set yet. A Public Hearing for the extension of the Wind Tower moratorium is scheduled for January. Mr. Roach stated that it was an excellent presentation and thanked the Board. He also appreciated the Board's input on the Morgan Management Senior Community Proposal. He explained that the Town Board has asked for it to be

Senior Zoning instead of R-H to ensure that it remains Senior. Attorney Welch asked if changes were going to be made to the senior code regarding mobile homes due to the number of variances that would be required. Mr. Roach stated that there has been no proposal yet. Mr. Roach stated that Kendall is having a Public Hearing on Wind Tower Regulations on Thursday. He wished everyone a Happy Holiday.

Conservation Board member Craig Goodrich stated that there is an opening on the Conservation Board. They are working on several issues for January.

Chairman Norman Baase thanked the Board for their work this year and stated that he was very proud of their work. He feels that the 5 member Board is working well and suggested that they look into it for the other Boards as well in the future. He wished everyone a Merry Christmas and a Happy New Year.

A motion was made by Rocky Ellsworth, seconded by Klaus Pohl to recommend the re-appoint of Ed Haight to the Zoning Board for a 5-year term. Members polled Baase aye, Ellsworth aye, Haight abstain, Hoffman aye, Pohl aye. Motion carried.

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, January 21, 2008 at 7:30pm. Deadline for all fees is Monday, January 7, 2008 at 2:00pm.