

Hamlin Zoning Board of Appeals *Minutes*  
Monday, February 21, 2011  
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 Chairperson 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: Town Board Liaison Craig Goodrich, Building Inspector Lee Nettin, Planning Board member Tom Jensen, Conservation Board members Nick Kramer, Jason Baxter and Ed Evans, Engineer Rich Maier and resident Richard Duffy.

A motion was made by Klaus Pohl, seconded by Rocky Ellsworth to approve the minutes of the January 17, 2011 meeting as recorded. Members polled Baase aye, Ellsworth aye, Haight aye, Hoffman aye, Pohl aye. Motion carried.

*The Clerk showed the Proof of Publication*

**PUBLIC HEARING**

**RICHARD DUFFY  
3511 ROOSEVELT HIGHWAY**

Rich Maier from DDS Engineers was present representing Richard Duffy seeking relief from Town Code 125-19B(1)(a) for a .192 acre lot size variance for the Duffy Subdivision located at 3511 Roosevelt Highway zoned R-L. Mr. Maier explained that Mr. Duffy owned 3 lots on the south side of Roosevelt. A couple of years ago he combined 2 lots together. Now he would like to combine the two remaining lots together for tax purposes. The lots are zoned R-L and when they are combined they will be less than the required 2 acres. Therefore, a variance is needed for the lot combination.

At this time Chairperson Norman Baase opened the Public Hearing and asked if there was anyone present to speak for or against this proposal. There were no replies.

At this time Chairperson Norman Baase closed the Public Hearing.

A motion was made by Ed Haight, seconded by Klaus Pohl to grant relief to Richard Duffy from Town Code 125-19B(1)(a) for a .192 acre lot size variance for the Duffy Subdivision located at 3511 Roosevelt Highway. This is a Type II SEQR determination. County comments have been received. There were no comments from the neighbors. Members polled Baase aye, Ellsworth aye, Haight aye, Hoffman aye, Pohl aye. Motion carried.

**DISCUSSION**

Conservation Board member Nick Kramer wanted the Board to be aware that the Planning Board asked for another LWRP to be completed for 7146 Tucker Lane. Nick explained that the house has been moved due to M.C.H.D. approval. Chairperson Norman Baase stated that the Board is well aware of the changes. They were before this Board already a couple months ago and had the variances extended. It was stated that the new proposal actually puts the septic system further away from the wetlands which is a better plan. Some discussion on the structure being moveable took place. Building Inspector Lee Nettin stated that if the structure is required to be moveable it is just required to be moved back, it is not required to be moved off the lot or to another location on the lot.

**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.

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 21, 2011 at 7:30pm. Deadline for all fees is March 7, 2011 at 12:00 noon.