

Hamlin Zoning Board of Appeals *Minutes*  
Monday, October 17, 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, Support Boards Attorney Ken Licht, Building Inspector Lee Nettin, Planning Board member Tom Jensen, Conservation Board members Jason Baxter and Ed Evans and resident Lorraine Vyverberg.

A motion was made by Jerry Hoffman, seconded by Klaus Pohl to approve the minutes of the September 20, 2011 meeting as recorded. Members polled Baase aye, Ellsworth aye, Hoffman aye, Haight aye, Pohl aye. Motion carried.

**LORRAINE VYVERBERG**  
**811 CHASE ROAD**

Lorraine Vyverberg was present seeking several variances for her Alpaca farm located at 811 Chase Road. She stated that about a year ago she started raising alpacas. They have 1 offspring per year. She sells the fleece at area mills and markets. She plans to have 4H events and educational shows in the future. She also raises and breeds Chihuahuas.

Chairperson Norman Baase stated that they received a letter from Ag. and Markets stating that this is a start up farm and they support the need for variances for the fence, manure and buildings on the property. The Chihuahuas are not included in the farm.

Ms. Vyverberg discussed the code for the storage of manure. She stated that the manure pile would be kept in the rear of the property and she would use it for fertilizer. She added that Alpaca manure is odorless. She explained that that the fence closest to her neighbor is 136' from their house. She questioned the code for sheds and if it was meant to include animals. Building Inspector Lee Nettin stated that the code does not allow for any living space in a shed. Attorney Ken Licht explained that the person that interprets the code for the Town is Mr. Nettin. Ms. Vyverberg stated that she moved the shed structure used for the alpacas so she no longer needs the last variance.

Ms. Vyverberg stated that her current sign for the alpacas is 25' from the center of the road. The Board asked her if she wanted a variance to have the sign in the right of way also. She stated yes if she needed one to have the sign there. She added that the puppies were not included on the sign. She sells them on the internet and through friends. They are not part of the farm operation.

Chairperson Norman Baase read part of the letter from Robert Somers, Manager, Agricultural Protection Unit regarding the farm operation and that they support the need for variances per the town code. He explained that she could move forward with the request for the variances then she would be all set if they were granted. Ms. Vyverberg agreed to have a Public Hearing for the variances discussed here tonight.

A motion was made by Ed Haight, seconded by Jerry Hoffman to schedule a Public Hearing for Lorraine Vyverberg for November 21, 2011 at 7:30pm seeking relief from Town Codes 520-41C(1)(c) for an 8' setback variance for a manure pile, 520-41C(3)(c)(2) for a 25' setback variance for a fence for animals, 520-41C(3)(c)(1) for a 14' setback variance for a fence closer to a dwelling for animals, 520-31D to have dogs in an existing shed and 520-37B(23)(a) for a 15' sign setback for her farm located at 811 Chase Road. Members polled Baase aye, Ellsworth aye, Hoffman aye, Haight aye, Pohl aye. Motion carried.

Ms. Vyverberg was reminded to have her fee into the Clerk by the deadline.

### **DISCUSSION**

Chairperson Norman Baase reminded the Board of training opportunities. He suggested the online training that Rocky recently took.

Town Board Liaison Craig Goodrich stated that the Volunteer Ambulance was working on a fund drive for a new ambulance and radios. The Applefest did not have a good turnout due to the weather. They are currently working on the budget. There were no changes to the Hilton/Parma Fire Dept. Budget this year. They are working on some issues with the Dog Warden. The next Zoning Workshops are Nov. 10 and Dec. 8. Recreation's School of Screams is Oct. 28 and 29.

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