

Hamlin Zoning Board of Appeals *Minutes*  
Monday, March 19, 2012  
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, Jerry Hoffman and Klaus Pohl.

Excused: Ed Haight

Also present: Town Board Liaison Craig Goodrich, Conservation Board members Nick Kramer and Ed Evans and residents Sal Anselmo, Joel Yager and Christine Spiers.

A motion was made by Klaus Pohl, seconded by Jerry Hoffman to approve the minutes of the February 20, 2012 meeting as recorded. Members polled Baase aye, Ellsworth aye, Hoffman aye, Pohl aye. Motion carried.

*The Clerk showed the Proof of Publication*

**PUBLIC HEARING  
BO AND SALVATORE ANSELMO  
122 LAKE ROAD EAST FORK**

Salvatore Anselmo was present seeking relief from Town Code 520-22C(2)(a)(3) for a 59' front setback variance to re-construct a 4' x 24.6' front addition located at 122 Lake Rd. East Fork zoned R-CW. Mr. Anselmo explained that the current porch is rotting and has a flat roof that has been leaking. He wants to re-construct the front porch and add a peak roof. The new addition won't extend out further than the current concrete pad.

Klaus questioned the addition size and what was being replaced. Mr. Anselmo explained that they would be re-constructing part and part would be new but wouldn't extend out past the existing concrete pad. He is tearing down the old section.

At this time Chairperson Norman Baase opened the Public Hearing and asked if there was anyone present to speak for or against this proposal.

Building Inspector Lee Nettin questioned if there would be a door on the new addition. Mr. Anselmo stated yes there would be. Mr. Nettin questioned if there would be a deck or just steps. Mr. Anselmo stated just 2 steps. Mr. Nettin stated then that would not extend past the 4'. Only 2 steps does not require a landing.

At this time Chairperson Norman Baase closed the Public Hearing.

A motion was made by Klaus Pohl, seconded by Jerry Hoffman to grant relief from Town Code 520-22C(2)(a)(3) for a 59' front setback variance to construct and re-construct a 4' x 24.6' front addition located at 122 Lake Rd. East Fork zoned R-CW for Bo and Salvatore Anselmo. There were no comments from the neighbors. This is a Type II SEQR determination. Members polled Baase aye, Ellsworth aye, Hoffman aye, Pohl aye. Motion carried.

**PUBLIC HEARING  
PATRICK AND LINDA LAWLER  
2018 ROOSEVELT HIGHWAY**

Rich Maier from DDS Engineers was present representing Patrick and Linda Lawler seeking relief from Town Codes 520-11B(2)(a) for a 5.7 front setback variance for the existing house and 520-43 for a 34.6' setback variance for the existing pond for the Groves Corners Subdivision located at 2018 Roosevelt Highway. Mr. Maier explained that they are just altering the lot lines. The house and pond are existing.

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 Jerry Hoffman, seconded by Klaus Pohl to grant relief from Town Codes 520-11B(2)(a) for a 5.7' front setback variance for the existing house and 520-43 for a 34.6' setback variance for the existing pond for the Groves Corners Subdivision located at 2018 Roosevelt Highway to Patrick and Linda Lawler. There were no comments from the neighbors. This is a Type II SEQR determination. Members polled Baase aye, Ellsworth aye, Hoffman aye, Pohl aye. Motion carried.

**JOEL YAGER AND CHRISTINE SPIERS  
2082 N. HAMLIN RD.**

Joel Yager and Christine Spiers were present seeking relief from Town Codes 520-27C for an 11.4' side setback for an existing barn and 520-11B(2)(e) for a 5' front setback variance to construct a 16' x 30' bedroom/family room addition to their house located at 2082 N. Hamlin Rd. zoned R-VL. Mr. Yager explained that they would like to construct a 16' x 30' bedroom/family room addition on their house. They discovered that the existing garage that was built 30 years ago by a previous owner was too close to the property line. The new addition would extend 5' closer to the road than the current front foundation of the house so variances are required.

A motion was made by Jerry Hoffman, seconded by Rocky Ellsworth to schedule a Public Hearing for Joel Yager and Christine Spiers seeking relief from Town Codes 520-27C for an 11.4' side setback for an existing barn and 520-11B(2)(e) for a 5' front setback variance to construct a 16' x 30' bedroom/family room addition to their house located at 2082 N. Hamlin Rd. zoned R-VL for April 16, 2012 at 7:30pm. Members polled Baase aye, Ellsworth aye, Hoffman aye, Pohl aye. Motion carried.

The Board asked them to have the addition staked out for the visit and to have their fees into the Clerk by the deadline.

### **DISCUSSION**

The Board discussed the Zoning Workshop progress. Workshops will be held on the second Thursday of the month.

Town Board Liaison Craig Goodrich reported that everything is quiet.

### **ADJOURNMENT**

A motion was made by Jerry Hoffman, seconded by Klaus Pohl to adjourn tonight's meeting barring no further business. Members polled Baase aye, Ellsworth 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, April 16, 2012 at 7:30pm. Deadline for all fees is April 2, 2012 at 12:00 noon.