

Hamlin Zoning Board of Appeals *Minutes*
Monday, November 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, Ed Haight, Jerry Hoffman and Klaus Pohl.

Also present: Town Board Liaison Craig Goodrich, Support Boards Attorney Ken Licht, Building Inspector Chad Fabry, Conservation Board members Steven Rutherford, Nick Kramer and Ed Evans and Robert Holden.

A motion was made by Klaus Pohl, seconded by Rocky Ellsworth to approve the minutes of the October 15, 2012 meeting as recorded. Members polled Baase ayes, Ellsworth aye, Haight aye, Hoffman aye, Pohl aye. Motion carried.

Chairperson Norman Baase stepped down for this application.

The Clerk showed the Proof of Publication

**PUBLIC HEARING
GREG AND KATHY SPEER
1031-1147 MOSCOW ROAD**

Rich Maier from DDS Engineers was present representing Greg and Kathy Speer seeking relief from Town Codes 520-11B(1)(b) for an 8.01' lot width variance and 520-43 for a 34.09' setback variance for the existing pond located at 1031-1147 Moscow Road for the Yanty Creek Subdivision. Mr. Maier explained that the current owners would like to subdivide the existing house off of the golf course property creating two separate parcels. Where the existing house is located the lot width doesn't meet the code so an 8' variance is needed and the existing pond needs a setback also. The pond would be about 6' from the property line. The house is about 700' off of the road. The potential buyer of the property would like to maintain the access and control of the creek therefore the property line cannot be moved to meet the setbacks. Therefore the new property line will run along the east bank of the creek.

Klaus Pohl questioned the address. Mr. Maier stated that is how it is recorded. The house is 1031 Moscow Rd and the Club house is 1147 Moscow Rd. They were originally two separate lots and they combined them into one lot.

At this time Vice Chairperson Rocky Ellsworth opened the Public Haring and asked if there was anyone present to speak for or against this proposal.

Robert Holden of 27 Peach Blossom Rd. questioned why the property line would be on the east side of the bank. Mr. Maier explained that the farmer that wants to buy the property wants to have access to the creek.

At this time Vice Chairperson Rocky Ellsworth closed the Public Hearing.

A motion was made by Ed Haight, seconded by Jerry Hoffman to grant relief to Greg and Kathy Speer seeking relief from Town Codes 520-11B(1)(b) for an 8.01' lot width variance and 520-43 for a 34.09' setback variance for the existing pond located at 1031-1147 Moscow Road for the Yanty Creek Subdivision. This won't change the character of the neighborhood. There were no negative comments. DRC comments were received. This is a Type II Negative Declaration SEQR. Members polled Ellsworth aye, Haight aye, Hoffman aye, Pohl aye. Motion carried.

DISCUSSION

Conservation Board member Nick Kramer introduced Steve Rutherford as the new liaison for the Board. Ed Haight thanked Nick for working with the Board.

Chairperson Norman Baase wished everyone a Happy Thanksgiving.

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, December 17, 2012 at 7:30pm. Deadline for all fees is December 3, 2012 at 12:00 noon.