

Hamlin Zoning Board of Appeals *Minutes*
Monday, February 16, 2015
7:30 p.m.

The regular scheduled meeting of the Hamlin Zoning Board of Appeals was held at the Hamlin Town Hall located at 1658 Lake Road, Hamlin and was called to order by Chairperson Norman Baase at 7:30 p.m. with the location of the fire exits and AED explained for those present. It was asked that all cell phones and pagers be turned off for the duration of the meeting.

Present: Norman Baase, Rocky Ellsworth (Tardy), Ed Haight, Jerry Hoffman (excused), and Klaus Pohl
Also present: Town councilpersons; Jennifer Goodrich and Jason Baxter.
Residents present: Dean & Betsy Brightly and Jim Guion.

A motion was made by Klaus Pohl, seconded by Ed Haight to approve the meeting minutes of January 20, 2015. Additions, deletions, or corrections to tonight's meeting.
Members polled: Norman Baase aye, Ed Haight aye, Klaus Pohl aye, and Jerry Hoffman aye. Motion carried.

Proof of Publication

The clerk showed the proof of publication to those present.

PUBLIC HEARING
AREA VARIANCE

BOB & LINDA BELAVICH
5886 WEST WAUTOMA ROAD, HAMLIN

Application for Bob & Linda Belavich seeking relief from Town Code§520-21C(2)(b)[1] for a 4.17' side setback variance to build a 13' deep x 7' wide mudroom in a S/R zoning district located at 5886 West Wautoma Road, Hamlin; where the code states that the minimum side setback for S/R zone to be ten percent of lot width but not less than 6' or greater than 15'. A minimum of 10' must be maintained between structures. The existing landing at the site will be removed.

James Guion represented the applicants before the board.
He gave an overview of the project. Nothing has changed since the meeting last month.

Chairperson Norman Baase opened the Public Hearing.
It was asked that anyone wishing to speak to please stand and state their name and address before the board.
There were no comments or concerns from those present.
Chairperson Norman Baase closed the Public Hearing.

A motion was made by Klaus Pohl, seconded by Ed Haight to grant the variance for Bob & Linda Belavich seeking relief from Town Code§520-21C(2)(b)[1] for a 4.17' side setback variance to build a 13' deep x 7' wide mudroom in a S/R zoning district located at 5886 West Wautoma Road, Hamlin; where the code states that the minimum side setback for S/R zone to be ten percent of lot width but not less than 6' or greater than 15'. A minimum of 10' must be maintained between structures. The existing landing at the site will be removed. This is a Type II Neg SEQR.
Members polled: Klaus Pohl aye, Norman Baase aye, Ed Haight aye. Motion carried.

AGENDA

AREA VARIANCE

**JOSEPH P. BRIGHTLY
499 DRAKE ROAD, HAMLIN**

Application for Joseph P. Brightly; owner; seeking relief from Town Code§520-44G(7) to have a gravel driveway at proposed Farm Stand located at 525 Drake Road, Hamlin in an R-L zone where the code states that the required number of parking and loading spaces, as set forth in this section, together with driveways, aisles, and other circulation areas, shall be paved with acceptable impervious material, to provide a durable and dust-free surface.

Dean Brightly represented the applicant before the board.

They are proposing; per a recommendation from the Conservation Board at a previous Planning Board meeting; to place gravel in the parking lot of the farm stand located at 525 Drake Road, Hamlin. The apron will be paved.

A motion was made by Ed Haight, seconded by Klaus Pohl to schedule the applicant for a Public Hearing on March 16, 2015 at 7:30 pm at the Hamlin Town Hall. An on-site inspection by the board will be conducted on Saturday, March 14, 2015 after 10:30 am. The Public Hearing fee of \$75.00 will be due by March 2, 2015. Members polled: Klaus Pohl aye, Rocky Ellsworth aye, Norman Baase aye, Ed Haight aye. Motion carried

DISCUSSION

Ed Haight will not be attending the March 16, meeting.

Norman Baase will not be attending the March 16 and the April 20 2015 meetings.

Town councilperson Jennifer Goodrich reported that **Linda DeRue** was appointed to the Planning Board to fill a vacant term ending December 31, 2015.

The zoning workshop will be held on Thursday, February 26, 2015 at 7:00 pm.

There have been Public Hearings set to address changing the laws concerning side setbacks in the S/R zone, the definition of a dwelling, and the harboring of dogs permit.

ADJOURNMENT

A motion to adjourn tonight's meeting barring no further business was made by Ed Haight, seconded by Klaus Pohl.

Members polled: Norman Baase aye, Rocky Ellsworth aye, Ed Haight aye, and Klaus Pohl aye. Motion carried.

Minutes respectfully submitted by:

Cheryl J. Pacelli
Clerk to the Support Board

The next scheduled meeting of the Hamlin Zoning Board of Appeals will be held on March 16, 2015 at the Hamlin Town Hall located at 1658 Lake Road, Hamlin. The deadline for all applications and fees is March 3, 2015 at 12 noon.

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