

Hamlin Zoning Board of Appeals *Minutes*  
 Monday, April 20, 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 Vice Chairperson Rocky Ellsworth 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 (excused), Rocky Ellsworth, Ed Haight, Jerry Hoffman, and Klaus Pohl.  
 Also present: Attorney Licht, Cheryl Pacelli Building Inspector, and Jennifer Goodrich Town Councilperson.  
 Residents present: Douglas Oehlbeck, Mark Greenwell, Carmen & Linda Collini, Andrew Collini, Tony Collini, Rick Crowley, Kate Bellows, Carolyn Marshall.

A motion was made by Jerry Hoffman, seconded by Ed Haight to approve the meeting minutes of February 16, 2015. Additions, deletions, or corrections to tonight's meeting.

Members polled: Rocky Ellsworth aye, Ed Haight aye, Klaus Pohl aye, and Jerry Hoffman aye. Motion carried.

A motion was made by Klaus Pohl, seconded by Jerry Hoffman to approve the meeting minutes of March 16, 2015. Additions, deletions, or corrections to tonight's meeting.

Members polled: Rocky Ellsworth aye, Ed Haight abstain, 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**

**DOUGLAS OEHLBECK**

**14 PINWOOD KNOLL ROCHESTER, NY 14624**

Application of Douglas Oehlbeck; owner; seeking relief from Town Code§520-21C(2)(b)[1] for a 3.7' side setback variance to build an addition to enclose a new staircase in a S/R zone located at **7338 Sandy Shore Drive, Hamlin**; where the code states that the minimum side setback in the S/R zone to be 15 feet for any lot 150 feet or greater in width, but 10 % of the lot width, but not less than 6 feet, for any lot less than 150 feet in width. Also, seeking relief from Town Code§520-21C(2)(c) for a front (water side) setback of 25 feet for an existing cottage where the code states the minimum front setback is 35'.

Mr. Oehlbeck represented himself before the Board and gave an overview of his proposal of adding an addition to house a new staircase being relocated from the other end of the home. The current staircase is a spiral and he is going to replace it with a conventional staircase for safety reasons.

Vice Chairperson Rocky Ellsworth opened the Public Hearing.

It was asked that anyone wishing to speak to please stand and state their name and address.

There were no comments from anyone present.

Vice Chairperson Rocky Ellsworth closed the Public Hearing.

A motion was made by Klaus Pohl, seconded by Jerry Hoffman to grant the application of Douglas Oehlbeck; owner; relief from Town Code§520-21C(2)(b)[1] for a 3.7' side setback variance to build an addition to enclose a new staircase in a S/R zone located at **7338 Sandy Shore Drive, Hamlin**; where the code states that the minimum side setback in the S/R zone to be 15 feet for any lot 150 feet or greater in width, but 10 % of the lot width, but not less than 6 feet, for any lot less than 150 feet in width. Also, relief from Town Code§520-21C(2) (c) for a front (water side) setback of 25 feet for an existing cottage where the code states the minimum front setback is 35'. This is a Type II Neg SEQR.

Members polled: Rocky Ellsworth aye, Klaus Pohl aye, Ed Haight aye, Jerry Hoffman aye. Motion carried.

**AGENDA**

**AREA VARIANCE**

**MARK & ANDREW GREENWELL  
336 CHURCH ROAD, HAMLIN**

Application of Mark & Andrew Greenwell seeking relief from Town Code§520-11B(1)(a) for a 4.128 acre variance for a lot that is .872 acres where the code requires 5 acres. Also, relief from Town Code§520-11B(2) (a) for a front setback of 71.6 feet where the code requires 100 foot front setback for property located at 336 Church Road in an R-VL zoning district.

Mr. Mark Greenwell represented himself before the board.  
He is seeking to remove the house from the property for estate planning reasons.

A motion was made by Ed Haight, seconded by Jerry Hoffman to schedule a Public Hearing on May 16, 2015 for the application of Mark & Andrew Greenwell for an area variance.

Members polled: Rocky Ellsworth aye, Ed Haight aye, Klaus Pohl aye, Jerry Hoffman aye.

**AGENDA**

**AREA VARIANCE**

**CARMEN & LINDA COLLINI  
7956 NEWCO DRIVE, HAMLIN**

Application of Carmen & Linda Collini; owners; seeking relief from Town Code§520-21C(2)(c) for a front (waterside) setback where the code requires a 35' front(waterside) setback; Town Code§520-21C(2)(a) for a rear (roadside) setback where the code requires a 35' rear (roadside) setback; Town Code§520-21C(2)(b)[1] for a side setback to be 15 feet for any lot 150 or greater in width, but 10% of the lot width, but not less than 6 feet, for any lot less than 150 feet in width'; Town Code§520-21C(1)(a) for a .35 acre parcel where the code requires a 2 acre parcel for a one story residence to be built located at **7956 Newco Drive, Hamlin** in an S/R zoning district.

Carmen & Andy Collini represented themselves before the board.

Mr. & Mrs. Collini are proposing to build a new home at 7956 Newco Drive. They will need multiple variances. The impervious surface will need to be calculated to include the home, patio, future walkway, driveway and 2 cement pads. The septic system placement and setbacks will also need to be verified.

A motion was made by Ed Haight, seconded by Klaus Pohl to schedule a Public Hearing on May 16, 2015 for the application of Carmen & Linda Collini for multiple variances.

Members polled: Rocky Ellsworth aye, Klaus Pohl aye, Ed Haight aye, Jerry Hoffman aye. Motion carried.

## **DISCUSSION**

**Jennifer Goodrich** *Town Councilperson* reported from the Town Board:

The Highway Department is having their Junk pick up from 10am – 7pm from 4/25/2015 – 5/03/2015 at the transfer station on Brick Schoolhouse Road.

The brush pick up starts on 5/4/2015 and runs until 5/8/2015.

There will be a free rabies clinic on Friday, May 1, 2015 from 6pm-8pm at the Hamlin Highway Garage at 91 Rail Road Avenue.

The Conservation Board open seat was appointed to Christine Yager.

There is also a new gym rental deposit fee of \$50.00.

The Charlie Maier Lodge kitchen is complete and the rental fees have been upgraded to be more consistent with other towns with the same amenities.

The Conservation Advisory Board tree giveaway will be held at the Town Hall on Saturday, **April 25, 2015**.

The Dog Shelter is adding a new adoption room. The Dog Shelter had a Drive for clothing and needs for the family that lost their house to the fire last week on Lake Road. It was a HUGE success.

There are 2 open positions on the Recreation Commission.

There will be a Public Hearing at the 1<sup>st</sup> Town Board meeting in May regarding A frame removable signs. The language will be changed that an A frame sign may be placed on another property with written permission by the owner. If you are unable to lace the sign on your own property.

**Ken Licht** reported that the Zoning Workshop will be held on Thursday, April 23, 2015 at the Town Hall.

**Rocky Ellsworth** brought up the issue of required training and asked that we could look into having speakers come to the town to meet the in service training requirements. It might save the town money. The clerk will look into the request.

## **ADJOURNMENT**

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

Members polled: Rocky Ellsworth aye, Ed Haight aye, Jerry Hoffman 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 May 18, 2015 at the Hamlin Town Hall located at 1658 Lake Road, Hamlin. The deadline for all applications and fees is May 5, 2015 at 12 noon.**

DRAFT