

**HAMLIN ZONING BOARD OF APPEALS MINUTES
WEDNESDAY, March 2, 2016
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 the 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.

Roll call: Norman Baase (excused), Rocky Ellsworth, Ed Haight, Jerry Hoffman(absent), and Klaus Pohl.
Present: Town councilperson Jennifer Voelkl, Conservation Advisory Board Member Christine Yager, Mary Rabideau, Carmen Cinnani, and Ronald E. Rodas.

Approval of the January 19, 2016 meeting minutes. Additions, deletion, or corrections to tonight's meeting.
A motion was made by Klaus Pohl, seconded by Ed Haight to approve the meeting minutes as recorded of January 19, 2016.

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

Proof of Publication

The clerk showed the Proof of Publication to those present.

PUBLIC HEARING
AREA VARIANCE

MARY RABIDEAU AND CARMEN CINNANI
967 HAMLIN PARMA TL ROAD

Application of Mary Rabideau & Carmen Cinnani; owner; Mary Rabideau; seeking relief from Town Code 520-11B(1)(a) which states that the minimum lot size to be 5 acres; the current lot size is 1.12 acres, Town Code 520-11B(1)(b) which states the minimum lot width to be 250'; the current lot width is 208.9'. Town Code 520-27D which states if erected on a corner lot, a private detached garage or carport or non-agricultural storage barn must be located behind the street side and rear main foundation lines of the principal dwelling or building on the lot for property located at 975 Hamlin Parma Town Line Road. Tax account# 023.01-1-13.13.

Mr. Cinnani represented himself and Mary Rabideau before the board. He gave a brief summary of the proposed barn. He stated that he is considering enlarging the barn from the original size of 30' x 40'; to 40' x 60'. This change will be to accommodate the storage of recreational vehicles. All required setbacks will be adhered to.

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 was no one present wishing to speak or comment.
Vice Chairperson Rocky Ellsworth closed the Public Hearing.

A motion was made by Ed Haight, seconded by Klaus Pohl to grant the application of Mary Rabideau & Carmen Cinnani; owner; Mary Rabideau; seeking relief from Town Code 520-11B(1)(a) which states that the minimum lot size to be 5 acres; the current lot size is 1.12 acres, Town Code 520-11B(1)(b) which states the minimum lot width to be 250'; the current lot width is 208.9'. Town Code 520-27D which states if erected on a corner lot, a private detached garage or carport or non-agricultural storage barn must be located behind the street side and rear main foundation lines of the principal dwelling or building on the lot for property located at 975 Hamlin Parma Town Line Road. Tax account# 023.01-1-13.13. This is a Type II Neg SEQR. This is the minimum variance allowed. There were no negative comments presented from those present. The building Inspector will verify the setbacks before the barn is to be built especially from Hamlin Parma T.L. Road.

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

AGENDA

AREA VARIANCE

**RONALD E. RODAS
539 CHASE ROAD**

Application of Ronald E. Rodas; owner; Ronald E. Rodas seeking relief from Town Code 520-11B(2)(a) which requires a 100- foot front setback from the road. He is proposing an addition to the front and rear of his home which would leave an approximate front setback of 59.9 feet for property located at 539 Chase Road in an R-VL zone. Tax account# 015.01-1-19.1.

Mr. Rodas represented himself before the Board. He would like to build a new garage with living space over it with access to the existing home. The existing garage will be removed. He would like more room for his family.

A motion was made by Klaus Pohl, seconded by Ed Haight to schedule a Public Hearing on March 21, 2016 at 7:30 pm for the Application of Ronald E. Rodas; owner; Ronald E. Rodas seeking relief from Town Code 520-11B(2)(a) which requires a 100- foot front setback from the road. He is proposing an addition to the front and rear of his home which would leave an approximate front setback of 59.9 feet for property located at 539 Chase Road in an R-VL zone. Tax account# 015.01-1-19.1.

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

DISCUSSION

Town councilperson Jennifer Voelkl reported on the Town Board Meeting. The opening on the Board of Assessment Review was filled. The following were appointed: Rebecca Bessell, with Brian O'Connor as the alternate. They will both attend the training for this position. The Board of Assessment review date has been changed from the 4th Tuesday in May to the 4th Thursday in May. Peggy Leverenz was appointed to the open spot on the Ethics Board. Dr. Robert King will be in attendance on May 4, 2016 at 6:30 pm to speak on the subjects of Ag Law, Farm Markets, and Wineries. The Annual Conservation Board Tree Seedling Giveaway will be held on April 23, 2016 at the Town Hall Parking Lot from 9:30 pm-Noon. The Town Board is working on updating the Employee Policy Manual. The Zoning Board Workshop is still on for March. The discussion will possibly include chickens and 5- acre minimum lot size for the R-VL zone.

Conservation Advisory Board Member Christine Yager reported that the Board is starting to work on the revision of the Open Space Index. It will start around the last week of March and continue until the middle of April. There have been teams selected to address specific areas.

ADJOURNMENT

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

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

The next scheduled meeting of the Hamlin Zoning Board of Appeals will be held on March 21, 2016 at the Hamlin Town Hall located at 1658 Lake Road, Hamlin. The deadline for all applications and fees is March 8, 2016 at 12 noon.