

HAMLIN ZONING BOARD OF APPEALS MINUTES
MONDAY, MARCH 21, 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, and Klaus Pohl.

Approval of the March 2, 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 of March 2, 2016 as recorded.

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

Present: Roc Billotti Sr., Roc Billotti Jr., Magda Meissner, Ronald E. Rodas, Conservation Advisory Board Member Christine Yager, Town Councilperson Jennifer Voelkl.

Proof of Publication

The clerk showed the Proof of Publication

PUBLIC HEARING
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.

Ron Rodas represented himself before the board. He gave an overview of the proposed project from the previous meeting. He would like to build an addition on his existing home.

There were no questions from the board.

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.
Vice Chairperson Rocky Ellsworth closed the Public Hearing.

A motion was made by Ed Haight, seconded by Jerry Hoffman to approve 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. This is a Type II SEQR with the minimum variance allowed.

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

AGENDA
AREA VARIANCE

MAGDA MEISSNER

7886 NEWCO DRIVE

Application of Magda Meissner; owner; Magda Meissner; seeking relief from Town Code§520-21C(1)(a) for a .18-acre lot where the code states the minimum lot size is 2 acres. Town Code§520-21C(1)(b) for a lot width of 60 feet where the code states the minimum lot width to be 150 feet. Town Code§520-21C(2)(c) for a front waterside setback of approx. 15 feet where the code states that the minimum front waterside setback is 35 feet. This is for property located at 7886 Newco Drive in an S/R zone. Tax account# 006.07-1-8.

AGENDA

AREA VARIANCE

MAGDA MEISSNER

7884 NEWCO DRIVE

Application of Magda Meissner; owner; Magda Meissner; seeking relief from Town Code§520-27C for a garage to be built on a lot with no principal dwelling. Where the code states a detached private garage or carport or nonagricultural storage barn must be erected equal to or behind the front main foundation line of the principal dwelling or building on the lot and shall not be located nearer than 15 feet to any rear or side property lines, nor closer than 10 feet to any other building on the lot for property located at 7884 Newco Drive in an S/R zone. Tax account# 006.07-1-42.

Rocky Billotti represented the applicant before the board on both applications. A demolition of the existing dwelling and garage and a rebuild of both is proposed for 7886 Newco Drive. The property is not in a Structural Hazard area nor the Natural Protective Feature Area (Per the 1988 Coastal Erosion Maps on file) so those permits are not needed. A new garage is proposed for 7884 Newco Drive. A suggestion was made by the board to possibly merge the two lots into one. Me. Meissner was interested in that idea. Variances will still be required.

A motion was made by Ed Haight, seconded by Jerry Hoffman to schedule a Public Hearing on April 18, 2016 at 7:30 pm for the Application of Magda Meissner; owner; Magda Meissner; seeking relief from Town Code§520-21C(1)(a) for a .18-acre lot where the code states the minimum lot size is 2 acres. Town Code§520-21C(1)(b) for a lot width of 60 feet where the code states the minimum lot width to be 150 feet. Town Code§520-21C(2)(c) for a front waterside setback of approx. 15 feet where the code states that the minimum front waterside setback is 35 feet. This is for property located at 7886 Newco Drive in an S/R zone. Tax account# 006.07-1-8. Also, the Application of Magda Meissner; owner; Magda Meissner; seeking relief from Town Code§520-27C for a garage to be built on a lot with no principal dwelling. Where the code states a detached private garage or carport or nonagricultural storage barn must be erected equal to or behind the front main foundation line of the principal dwelling or building on the lot and shall not be located nearer than 15 feet to any rear or side property lines, nor closer than 10 feet to any other building on the lot for property located at 7884 Newco Drive in an S/R zone. Tax account# 006.07-1-42.

There will be an onsite visit by the board on April 16, 2016 after 10:30 am. It was asked that the building sites be staked out for reference.

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

DISCUSSION

Attorney Licht had no new legal news.

Town Councilperson Jennifer Voelkl reported that the Zoning Board Workshop scheduled for this month is cancelled.

The Assessor is hosting a workshop; 3 steps to a fair and equitable assessment; to be held on April 9, 2016 from 12 noon to 1:30 pm in the Library.

Conservation Advisory Board Member Christine Yager reported that the Annual Tree Giveaway will be held in the Town Hall parking lot on Saturday, April 23, 2016 from 9:00 am to noon. The trees will be available until the stock has been distributed. The board members are looking forward to receiving their assignments for the Open Space Index Update.

ADJOURNMENT

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

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

The next scheduled meeting of the Hamlin Zoning Board of Appeals will be held on April 18, 2016 at the Hamlin Town Hall located at 1658 Lake Road, Hamlin. The deadline for all applications and fees is April 5, 2016 at 12 noon.