

**HAMLIN ZONING BOARD OF APPEALS MINUTES
MONDAY, June 20, 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 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.

Roll call: Norman Baase, Rocky Ellsworth, Ed Haight (tardy), and Jerry Hoffman.

Present: Zoning Board Attorney Ken Licht, Stephen Kruger, Michael Rowntree, Michelle DiMartino, David Matt, Michelle & Mark Thomas, Virginia Truelson, Jenna Truelson, Town Councilperson Jennifer Voelkl, and Aaron Kelly.

Approval of the May 16, 2016 meeting minutes. Additions, deletions, or corrections to tonight’s meeting. A motion was made by Jerry Hoffman, seconded by Rocky Ellsworth to approve the meeting minutes of May 16, 2016 as recorded. Members polled: Norman Baase aye, Rocky Ellsworth aye, Jerry Hoffman aye. Motion carried. An application for a shed was added to tonight’s meeting agenda.

Ed Haight arrived at the meeting.

AGENDA

AREA VARIANCE

**AARON KELLY
511 WILER ROAD**

Application for Aaron Kelly; owner; Aaron Kelly seeking variance from Town Code§520-41B(1)(a)[1] to have chickens on less than one acre for property located at 511 Wiler Road in an R-L zone. Tax account# 021.040-01-017.

Aaron Kelly represented himself before the board. He already has 20 chickens on his property in the rear yard in a modified shed used as the coop. He has had them at least 4 months. He lives on a corner lot. He would like to keep all 20 chickens.

A motion was made by Rocky Ellsworth, seconded by Jerry Hoffman to schedule a Public Hearing on July 18, 2016 at 7:30 pm for the application for Aaron Kelly; owner; Aaron Kelly seeking variance from Town Code§520-41B(1)(a)[1] to have chickens on less than one acre for property located at 511 Wiler Road in an R-L zone. Tax account# 021.040-01-017. A site visit by the board will be on July 16, 2016 after 10:30 am. Members polled: Norman Baase aye, Rocky Ellsworth aye, Ed Haight aye, and Jerry Hoffman aye. Motion carried.

AGENDA

AREA VARIANCE

**MICHELLE DIMARTINO AND MICHAEL ROWNTREE
6314 SHORE ACRES DRIVE**

Application of Michelle DiMartino and Michael Rowntree; owner; Michelle DiMartino, seeking variance from Town Code§520-21C (5) Maximum lot coverage with impervious surface: 15%; lot coverage with the proposed barn/garage is 24%; seeking Coastal Erosion Management Permit from Town Code§259-10B to build a barn/garage (with a small portion of proposed structure attached to existing dwelling in the CEHA area) on property located at 6314 Shore Acres Drive in an S/R zone. Tax account# 008.450-1-28. Other variances have already been granted for this property.

Michelle DiMartino and Michael Rowntree represented themselves before the board. A 24' x 32' garage is proposed for the rear yard and will be attached to the existing cottage. The home is in the Coastal Erosion Hazard Area and a small portion of the garage will also be included in that area.

A motion was made by Ed Haight, seconded by Jerry Hoffman to schedule a Public Hearing for July 18, 2016 at 7:30 pm for the application of Michelle DiMartino and Michael Rowntree; owner; Michelle DiMartino, seeking variance from Town Code§520-21C (5) Maximum lot coverage with impervious surface: 15%; lot coverage with the proposed barn/garage is 24%; seeking Coastal Erosion Management Permit from Town Code§259-10B to build a barn/garage (with a small portion of proposed structure attached to existing dwelling in the CEHA area) on property located at 6314 Shore Acres Drive in an S/R zone. Tax account# 008.450-1-28. Other variances have already been granted for this property. A site visit by the board will be on July 16, 2016 after 10:30 am. It is asked that the location of the garage be staked out. Members polled: Norman Baase aye, Rocky Ellsworth aye, Ed Haight aye, and Jerry Hoffman aye. Motion carried.

AGENDA

AREA VARIANCE

JENNA & VIRGINIA TRUELSON

113 ROTHS COVE

Application of Jenna Truelson; owner; Virginia Truelson; seeking variance from Town Code§520-21C(2)(a) to place a garage 29' from the road where the code states a minimum road setback of 35' in an S/R zone. Tax account# 006.12-2-14.

Steve Kruger represented the applicant before the board. The proposed plan is to build a single family home on the existing foundation. The proposed garage will be in front of the front foundation line of the existing foundation. Variances for impervious surface and lot size will be added.

A motion was made by Jerry Hoffman, seconded by Ed Haight to schedule a Public Hearing for July 18, 2016 at 7:30 pm for the application of Jenna Truelson; owner; Virginia Truelson; seeking variance from Town Code§520-21C(2)(a) to place a garage 29' from the road where the code states a minimum road setback of 35' in an S/R zone. Tax account# 006.12-2-14. A site visit by the board will be on July 16, 2016 after 10:30 am. It is asked that the location of the garage be staked out. Members polled: Norman Baase aye, Rocky Ellsworth aye, Ed Haight aye, and Jerry Hoffman aye. Motion carried.

AGENDA

AREA VARIANCE

JEAN MATTLE HITNER

13 ROTHS COVE

Application of Jean Mattle Hitner; owner; Jean Mattle Hitner; seeking variance to place a shed on the property without a principal dwelling per Town Code§520-31B which states a shed, cabana, or similar accessory structure must be erected behind the front main foundation line of the principal building on any lot for property located at 12 Roth's Cove in a S/R zone. Tax account# 006.12-2-16.12.

Virginia Truelson represented the applicant before the board. The applicant would like to add a 11' x 18' shed on the property.

A motion was made by Jerry Hoffman, seconded by Rocky Ellsworth to schedule a Public Hearing for July 18, 2016 at 7:30 pm for the application of Jean Mattle Hitner; owner; Jean Mattle Hitner; seeking variance to place a shed on the property without a principal dwelling per Town Code§520-31B which states a shed, cabana, or similar accessory structure must be erected behind the front main foundation line of the principal building on any lot for property located at 12 Roth's Cove in a S/R zone. Tax account# 006.12-2-16.12. A site visit by the board will be on July 16, 2016 after 10:30 am. It was asked that the proposed location of the shed be staked out. Members polled: Norman Baase aye, Rocky Ellsworth aye, Ed Haight aye, and Jerry Hoffman aye. Motion carried.

AGENDA

AREA VARIANCE

**MICHELLE THOMAS
60 KETCHUM ROAD**

Application of Michelle Thomas; owner; Michelle Thomas; seeking relief for the construction of a non- agricultural storage barn before the house from Town Code§520-27 which 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 on 60 Ketchum Road in an R-VL zone. Tax account# 014.020-01-013.3

Dave Matt from Schultz Associates represented the applicants before the board. The proposal is to build a 40' x 80' pole barn before the home is built.

A motion was made by Ed Haight, seconded by Rocky Ellsworth to schedule a Public Hearing for July 18, 2016 at 7:30 pm for the application of Michelle Thomas; owner; Michelle Thomas; seeking relief for the construction of a non- agricultural storage barn before the house from Town Code§520-27 which 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 on 60 Ketchum Road in an R-VL zone. Tax account# 014.020-01-013.3. A site visit by the board will be on July 16, 2016 after 10:30 am. It was asked that the site of the proposed barn be staked out. Members polled: Norman Baase aye, Rocky Ellsworth aye, Ed Haight aye, and Jerry Hoffman aye. Motion carried.

DISCUSSION

Town Councilperson Jennifer Voelkl reported that the Zoning Board Workshop will be June 23, 2016 at 7:00 pm. Interviews for the open seat on the Zoning Board of Appeals will be held June 29, 2016 starting at 6:30 pm. Six (6) applications have been submitted. The Town Board is looking into Solar Farms in Hamlin. Dr. Robert King gave a presentation on Farmland Protection Plans to the boards.

ADJOURNMENT

The next scheduled meeting of the Hamlin Zoning Board of Appeals will be held on July 20, 2016 at the Hamlin Town Hall located at 1658 Lake Road, Hamlin. The deadline for all applications and fees is July 6, 2016 at 12 noon.