

**HAMLIN ZONING BOARD OF APPEALS MINUTES  
MONDAY, November 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 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, Jerry Hoffman (excused), and Phil Hurlbutt.

Approval of the October 17, 2016 meeting minutes. Additions, deletion, or corrections to tonight’s meeting. A motion was made by Ed Haight, seconded by Rocky Ellsworth to approve the minutes of October 17, 2016 as recorded. Members polled: Norman Baase aye, Rocky Ellsworth aye, Ed Haight aye, and Phil Hurlbut aye. Motion carried.

**PUBLIC HEARING**  
**AREA VARIANCE**

**THOMAS & DENISE HIEBLER  
5796 WEST WAUTOMA BEACH ROAD**

Application of Thomas & Denise Hiebler; owners; Thomas & Denise Hiebler; seeking relief from Town Code§520-31B where the code states A shed, cabana, or similar structure must be erected behind the front main foundation line of the principal dwelling on any lot and 10 feet from any building used for residential purposes. A side and rear setback of no less than 5 feet may be maintained as long as there is the 10-foot separation from any structures on neighboring properties. A shed is proposed to be used for lawn maintenance equipment. This is in an S/R zone. Tax account# 008.15-2-22.1.

Mr. Hiebler represented himself before the board. He gave an overview from the last meeting. He placed a shed on the property across the street from his primary dwelling that he recently purchased as an area for his grandchildren to play. The shed arrived and was placed on the property last week. It is 88 feet off the road and will be used to store lawn maintenance equipment.

Chairperson Norman Baase 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 those present.  
Chairperson Norman Baase closed the Public Hearing.

A motion was made by Phil Hurlbutt, seconded by Rocky Ellsworth to grant the application of Thomas & Denise Hiebler; owners; Thomas & Denise Hiebler; seeking relief from Town Code§520-31B where the code states a shed, cabana, or similar structure must be erected behind the front main foundation line of the principal dwelling on any lot and 10 feet from any building used for residential purposes. A side and rear setback of no less than 5 feet may be maintained as long as there is the 10-foot separation from any structures on neighboring properties. A shed is proposed to be used for lawn maintenance equipment. This is in an S/R zone. Tax account# 008.15-2-22.1. This is a Type II SEQR and the minimum variance allowed. Members polled: Norman Baase aye, Rocky Ellsworth aye, Ed Haight aye, and Phil Hurlbut aye. Motion carried.

**PUBLIC HEARING**  
**AREA VARIANCE**

**RON BRAGG  
1303 LAKE ROAD EAST FORK**

Application of Ron Bragg; owner; Ron Bragg; seeking relief from Town Code§520-19B(2)(c) for a 7- foot rear setback variance for an addition on the rear of the existing dwelling to be 23' from the rear setback line where the code states the minimum rear setback: 30 feet, except where a rear lot line abuts a residential district, whereby no building shall be closer to such lot line than 30 feet or a distance equal to the height of the commercial building. Tax Account# 021.01-2-10 in a C-GB zone.

Mr. Bragg represented himself before the board. He gave an overview from last month. He is proposing to add an addition onto the rear of his home for an enlarged kitchen area. He plans to start in April of 2017.

Chairperson Norman Baase 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 those present.

Chairperson Norman Baase closed the Public Hearing.

A motion was made by Rocky Ellsworth, seconded by Ed Haight to grant the variance for the Application of Ron Bragg; owner; Ron Bragg; seeking relief from Town Code§520-19B(2)(c) for a 7- foot rear setback variance for an addition on the rear of the existing dwelling to be 23' from the rear setback line where the code states the minimum rear setback: 30 feet, except where a rear lot line abuts a residential district, whereby no building shall be closer to such lot line than 30 feet or a distance equal to the height of the commercial building. Tax Account# 021.01-2-10 in a C-GB zone. This is the minimum variance allowed due to practical difficulty. This is a type II SEQR.

Members polled: Norman Baase aye, Rocky Ellsworth aye, Ed Haight aye, and Phil Hurlbut aye. Motion carried.

#### **DISCUSSION**

Phil Hurlbutt reported that the training he attended last week was very informative; especially on the topic of Solar Energy. Town Councilperson Jennifer Voelkl responded that he might want to attend a zoning workshop meeting to share his experience as Solar is a topic of interest now. She also added that the Zoning Workshop will resume after the new year.

#### **ADJOURNMENT**

A motion was made by Ed Haight, seconded by Rocky Ellsworth to adjourn tonight's meeting barring no further business. Members polled: Norman Baase aye, Rocky Ellsworth aye, Ed Haight aye, and Phil Hurlbut 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 December 19, 2016 at the Hamlin Town Hall located at 1658 Lake Road, Hamlin. The deadline for all applications and fees is December 6, 2016 at 12 noon.**