

**HAMLIN ZONING BOARD OF APPEALS AGENDA**

**Tuesday, February 19, 2019**

**7:30 P.M.**

The regular scheduled meeting of the Hamlin Zoning Board of Appeals will be held at the Hamlin Town Hall located at 1658 Lake Road, Hamlin and will be 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 will be 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.

Approval of the January 22, 2019 meeting minutes. Additions, deletion, or corrections to tonight’s meeting.

The clerk will show the legal notice publication.

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

**JILL GALBRAITH**  
**1758 BRICK SCHOOLHOUSE ROAD**

Application of Jill Galbraith, owner, Jill Galbraith, seeking a side setback variance for a pond that has been dug in the rear yard of 1758 Brick Schoolhouse Road. This is in the R-VL zone. Tax account# 015.03-1-8.1. Town Code§520-43 states that to protect the safety and the property rights of adjacent landowners, ponds will have a minimum setback of 40 feet from any property line to the edge of the pond.

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

**ROBERT & BARBARA LU HUFFER**  
**1473 REDMAN ROAD**

Application of Robert & Barbara Lu Huffer, owners, Robert & Barbara Lu Huffer, seeking area variances to create 2 separate lots from 1 existing parcel. Currently there are 2 dwellings occupying 1 parcel. Tax account # 012.03-001-034. This is in the R-VL zone and the AG District. Lot#1 for the following: A). 3.926- acre variance for a 1.211- acre lot where Town Code§520-11B(1)(a) requires a minimum lot size of 5-acres. B) 53.60-foot front setback variance for a 46.4-foot front setback where Town Code§520-11B(2)(a) requires a minimum 100 -foot front setback. Lot#2 for a .641 -acre variance for a 4.359-acre lot size where Town Code§520-11B(1)(a) requires a minimum lot size of 5-acres.

**AGENDA**  
**AREA VARIANCE**

**DAVID PAYE**  
**2258 MONROE ORLEANS COUNTY LINE ROAD**

Application of David Paye, owner, David Paye, seeking an area variance for a lot size of 1.653 acres for property located at 2258 Monroe Orleans County Line Road. Town Code§520-11B(1)(a) states the minimum lot size is 5-acres in the R-VL zoning district. Also, an area variance for a lot width of 103.5-feet. This will require a variance of 146.50-feet. Town Code§520-11B(1)(b) states that the minimum lot width is 250-feet. If owner can prove an acceptable “perc” test and the property is served by municipal water, minimum lot width is 190-feet. This is in the R-VL zone. Tax account# 027.02-1-2.

**AGENDA**  
**AREA VARIANCE**

**PHILIP MOORE**  
**1177 LAKE ROAD WEST FORK**

Application of Philip Moore, owner, Philip Moore, seeking a variance to have chickens on property located at 1177 Lake Road West Fork which consists of .51 acre. Town Code§520-41B(a)[1] states that ten chickens or hens are allowed on a lot of one acre. No roosters are allowed on any lot of less than 5-acres. This is in the R-M zone. Tax account# 013.030-02-010.

## **AGENDA**

### **AREA VARIANCE**

**PHILIP MOORE  
1177 LAKE ROAD WEST FORK**

Application of Philip Moore, owner, Philip Moore, seeking a side setback variance of 5-feet for an outbuilding under construction. Town Code§520-27C states that a detached private garage or carport or nonagricultural storage barn must be erected equal to or behind the main front 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. This is in the R-M zone. Tax account# 013.030-02-010.

### **DISCUSSION**

### **ADJOURNMENT**

**The next scheduled meeting of the Hamlin Zoning Board of Appeals will be held on Monday, March 18, 2019 at the Hamlin Town Hall located at 1658 Lake Road, Hamlin. The deadline for all applications and fees is March 5, 2019 at 12 noon.**