

HAMLIN ZONING BOARD OF APPEALS MINUTES
Tuesday, January 19, 2021
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 (excused), Carl Rath, Jonathan Vogler.

Norm Baase welcomed Jonathan Vogler as the newest member of the Zoning Board of Appeals.

Present: Anthony and Susan Cotsworth, Conservation Advisory Board Liaison Cindy Lutwiller, Chris Wegman, Becky Schicker, Steve Denero, Town Board Liaison Jennifer Voelkl.

Approval of the December 21, 2020 meeting minutes. Additions, deletion, or corrections to tonight's meeting. A motion was made by Carl Rath, seconded by Rocky Ellsworth to approve the meeting minutes of December 21, 2020 as recorded.

Members polled: Norman Baase aye, Rocky Ellsworth aye, Carl Rath aye, Jonathan Vogler (abstain).

AGENDA

AREA VARIANCES

CHRISTOPHER WEGMAN
29 DRAKE ROAD

Application of Christopher Wegman, owner, Christopher Wegman, seeking relief for multiple area variances for the following items:

- 1) A 12-foot-high fence type structure used for a windbreak for trees. Town Code§520-29A – states a building permit shall be required prior to the construction, movement or replacement of any fence permitted in this section. Town Code§520-29B – states - No fence shall be erected in any rear yard higher than six feet above the highest point of ground directly below the fence.
- 2) Existing 8-foot x 16-foot shed is 2-feet from the north side lot line. Town Code§520-31B states A shed, cabana or similar accessory 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 ten-foot separation from any structures on neighboring properties.

Chris Wegman represented himself before the board. He has erected a 12-foot- high windbreak fence to protect his newly planted trees. There is also a shed on the property that is only 2-feet from the North side lot line.

A motion was made by Carl Rath, seconded by Rocky Ellsworth, to schedule a Public Hearing on February 16, 2021 for the Application of Christopher Wegman, owner, Christopher Wegman, seeking relief for multiple area variances for the following items:

- 1) A 12-foot-high fence type structure used for a windbreak for trees. Town Code§520-29A – states a building permit shall be required prior to the construction, movement or replacement of any fence permitted in this section. Town Code§520-29B – states - No fence shall be erected in any rear yard higher than six feet above the highest point of ground directly below the fence. He is seeking relief for a 6-foot height variance.
- 2) Existing 8-foot x 16-foot shed is 2-feet from the north side lot line. Town Code§520-31B states A shed, cabana or similar accessory 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 ten-foot separation from any structures on neighboring properties. He is seeking relief for a 3-foot side setback variance.

Members polled: Norman Baase aye, Rocky Ellsworth aye, Carl Rath aye, Jonathan Vogler aye. Motion carried.

AGENDA

COASTAL EROSION HAZARD AREA PERMIT

**ANTHONY & SUSIE COTSWORTH
5678 WEST WAUTOMA BEACH ROAD**

Application of Anthony & Susie Cotsworth, owner(s), Anthony & Susie Cotsworth, seeking relief from Town Code§259-24 to replace an existing 3-foot-high wood fence with a new 4-foot-high metal fence located at 5678 West Wautoma Beach Road, which is in the CEHA Area. Tax account # 008.160-01-014. This is in the following zones: S/R zone, CEHA Area, Conservation Corridor Development Area and Floodplain. The following documents have been submitted for review:

- CEHA Permit Application
- Quote from Fence Company
- Instrument Survey
- FEMA Floodplain Map
- CEHA Map
- Aerial photo of Property
- Letter of Intent

Anthony Cotsworth represented himself before the board. He is proposing to replace the existing wood fence with a new metal fence. The new fence will be 50% opaque

A motion was made by Carl Rath, seconded by Rocky Ellsworth, to grant the CEHA permit for the Application of Anthony & Susie Cotsworth, owner(s), Anthony & Susie Cotsworth, seeking relief from Town Code§259-24 to replace an existing 3-foot-high wood fence with a new 4-foot-high metal fence located at 5678 West Wautoma Beach Road, which is in the CEHA Area. Tax account # 008.160-01-014. This is in the following zones: S/R zone, CEHA Area, Conservation Corridor Development Area and Floodplain. The following documents have been submitted for review:

- CEHA Permit Application
- Quote from Fence Company
- Instrument Survey
- FEMA Floodplain Map
- CEHA Map
- Aerial photo of Property
- Letter of Intent

Members polled: Norman Baase aye, Rocky Ellsworth aye, Carl Rath aye, Jonathan Vogler aye. Motion carried.

AGENDA

AREA VARIANCE

**ANTHONY & SUSIE COTSWORTH
5678 WEST WAUTOMA BEACH ROAD**

Application of Anthony & Susie Cotsworth, owner(s), Anthony & Susie Cotsworth, seeking relief to install a new 4-foot-high metal fence located at 5678 West Wautoma Beach Road. Tax account # 008.160-01-014. This is in the following zones: S/R zone, CEHA Area, Conservation Corridor Development Area and Floodplain. The fence will require a 3-foot rear setback variance as the fence will be required to be 25-feet from the center of the road. This fence will be 22-feet from the center of the road.

The following documents have been submitted for review:

- CEHA Permit Application
- Quote from Fence Company
- Instrument Survey

- FEMA Floodplain Map
- CEHA Map
- Aerial photo of Property
- Letter of Intent

Anthony Cotsworth represented himself before the board. He is proposing to replace the existing wood fence with a new metal fence. The fence will require a 3-foot rear setback variance as the fence will be required to be 25-feet from the center of the road. This fence will be 22-feet from the center of the road.

A motion was made by Rocky Ellsworth, seconded by Carl Rath to schedule a Public Hearing for February 16, 2010 at 7:30pm for the Application of Anthony & Susie Cotsworth, owner(s), Anthony & Susie Cotsworth, seeking relief for a 3-foot rear setback variance as the fence will be required to be 25-feet from the center of the road. This fence will be 22-feet from the center of the road. Tax account # 008.160-01-014. This is in the following zones: S/R zone, CEHA Area, Conservation Corridor Development Area and Floodplain.

Members polled: Norman Baase aye, Rocky Ellsworth aye, Carl Rath aye, Jonathan Vogler aye. Motion carried.

AGENDA

AREA VARIANCE

**REBECCA SCHICKER
9625 BEACHWOOD PARK**

Application of Rebecca Schicker, owner, Rebecca Schicker, seeking variances to move a shed located at 9625 Beachwood Park. They are seeking relief from Town Code§520-21C(2)(a) for a zero rear setback where the code requires 35-feet. Relief from Town Code§520-21C(2)(b)[1] for a zero south side setback where the code requires no less than 6-feet for any lot less than 150 feet in width. This is in the S/R zone and LWRP. Tax account# 001.16-4-11. Previous Packet has been provided.

Rebecca Schicker and Steve Denero represented themselves before the board. They had previously appeared before the board for the issue of a shed that was built with a good amount of the shed on the neighbor’s property. The neighbor and the applicants were asked to explore a location agreement which did not materialize.

A motion was made by Carl Rath, seconded by Rocky Ellsworth to schedule a Public Hearing for February 16, 2021 at 7:30pm for the Application of Rebecca Schicker, owner, Rebecca Schicker seeking variances to move a shed located at 9625 Beachwood Park. They are seeking relief from Town Code§520-21C(2)(a) for a zero rear setback where the code requires 35-feet. Relief from Town Code§520-21C(2)(b)[1] for a zero south side setback where the code requires no less than 6-feet for any lot less than 150 feet in width. This is in the S/R zone and LWRP. Tax account# 001.16-4-11. Previous Packet has been provided.

Members polled: Norman Baase aye, Rocky Ellsworth aye, Carl Rath aye, Jonathan Vogler aye. Motion carried.

DISCUSSION

ADJOURNMENT

The next scheduled meeting of the Hamlin Zoning Board of Appeals will be held on Tuesday, February 16, 2021 at the Hamlin Town Hall located at 1658 Lake Road, Hamlin. The deadline for all applications and fees is February 2, 2021 at 12 noon.