

**HAMLIN ZONING BOARD OF APPEALS MINUTES**  
**Tuesday, January 18, 2022**  
**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 aye, Rocky Ellsworth aye, Ed Haight aye, Carl Rath aye, Jonathan Vogler aye.

Present: John Testa, Town Council Liaison Jennifer Voelkl.

Approval of the December 20, 2021 meeting minutes. Additions, deletion, or corrections to tonight’s meeting. A motion was made by Rocky Ellsworth, seconded by Carl Rath to approve the meeting minutes of December 20, 2021 as recorded. Members polled: Norman Baase aye, Rocky Ellsworth aye, Ed Haight aye, Carl Rath aye, Jonathan Vogler aye. Motion carried.

A motion was made by Carl Rath, seconded by Jonathan Vogler to nominate Rocky Ellsworth for the position of Zoning Board of Appeals Vice Chairperson for 2022. Members polled: Norman Baase aye, Rocky Ellsworth abstain, Ed Haight aye, Carl Rath aye, Jonathan Vogler aye. Motion carried.

The clerk showed the legal notice to those present.

**PUBLIC HEARING**  
**AREA VARIANCES**

**MICHAEL & RACHEL BLACK**  
**6348 SHORE ACRES DRIVE**

Application of Michael & Rachel Black, owners, Michael & Rachel Black, seeking relief from Town Code§520-31B where a shed must be erected behind the main front foundation line of the principal dwelling on any lot. They propose to add a shed to the property which has no principal dwelling on it. Also, relief from Town Code§520-21C(1)(a) Minimum lot size 2 acres, this parcel has 0.17 acres. Also, Town Code§520-21C(1)(b) Minimum lot width to be 150 feet, this lot is 50 feet wide. Tax account# 008.45-1-47. This is in the S/R Zoning District and in the Floodplain. The following documents have been submitted for review:

- Letter of Intent
- Area Variance Application
- Instrument Survey
- Photo of Shed
- Aerial View of Property

Chairperson Norman Baase opened the Public Hearing for the Application of Michael & Rachel Black, owners, Michael & Rachel Black, seeking relief from Town Code§520-31B where a shed must be erected behind the main front foundation line of the principal dwelling on any lot. They propose to add a shed to the property which has no principal dwelling on it. Also, relief from Town Code§520-21C(1)(a) Minimum lot size 2 acres, this parcel has 0.17 acres. Also, Town Code§520-21C(1)(b) Minimum lot width to be 150 feet, this lot is 50 feet wide.

Do to covid protocol this Public Hearing will be continued and re-scheduled for Tuesday, February 22, 2022 at 7:00pm. A motion was made by Ed Haight, seconded by Rocky Ellsworth. Members polled: Norman Baase aye, Rocky Ellsworth aye, Ed Haight aye, Carl Rath aye, Jonathan Vogler aye. Motion carried.

Chairperson Norman Baase opened the Coastal Erosion Hazard Area Board of Review.

**AGENDA**

**COASTAL EROSION HAZARD AREA PERMIT**

**JOHN & MARY TESTA  
5700 WEST WAUTOMA BEACH ROAD**

Application of John & Mary Testa, owners, John & Mary Testa, seeking a Coastal Erosion Hazard Area Permit to install a generator within the CEHA Area. This is in the S/R Zoning District. Tax account# 008.16-1-9. The following documents have been submitted for review:

- Letter of Intent
- CEHA Application
- Aerial Photo of property showing location.

John Testa represented himself before the board. He would like to have a generator installed in the front (waterside) portion of his yard. This will be 5-feet from the dwelling and any window, door, opening and vent. This will be installed in possibly in April. It will be placed on a 12” tall pad.

A motion was made by Ed Haight, seconded by Carl Rath, to approve the application of John & Mary Testa, owners, John & Mary Testa, seeking a Coastal Erosion Hazard Area Permit to install a generator within the CEHA Area. This is in the S/R Zoning District. Tax account# 008.16-1-9. The following documents have been submitted for review:

- Letter of Intent
- CEHA Application
- Aerial Photo of property showing location
- This is consistent with the policies of the LWRP

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

Chairperson Norman Baase closed the Coastal Erosion Hazard Area Board of Review.

**DISCUSSION**

Town Board Liaison Jennifer Voelkl added that starting on February 22, 2022, the Zoning Board of Appeals will now meet at 7:00pm each month.

There will be 2 new committees formed, a cultural committee for events and a Historical Center Committee for the History Center.

**ADJOURNMENT**

A motion was made by Ed Haight, seconded by Rocky Ellsworth, to adjourn this meeting barring no further business.

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

Minutes respectfully submitted by,

Cheryl J. Pacelli  
Clerk to the Zoning Board of Appeals

**The next scheduled meeting of the Hamlin Zoning Board of Appeals will be held on Tuesday, February 22, 2022 at 7:00pm at the Hamlin Town Hall located at 1658 Lake Road, Hamlin. The deadline for all applications and fees is Tuesday, February 8, 2022 at 12 noon.**