

**HAMLIN ZONING BOARD OF APPEALS AGENDA
Tuesday, January 17, 2023
7:00 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 was called to order by Chairperson Norman Baase at 7:00 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, Carl Rath, Jonathan Vogler.

Approval of the December 18, 2022 meeting minutes. Additions, deletion, or corrections to tonight’s meeting

PUBLIC HEARING CONTINUATION
RESIDENTIAL SKETCH PLAN
PROPERTY SPLIT

THOMAS MANN
179 CHURCH ROAD

Application of Thomas Mann, owner, Thomas Mann, seeking the following variances: Applicant is seeking relief from Town Code§520-11B(1)(a) which states the minimum lot size is 2 acres. Applicant is proposing a lot size of .98 acre. Applicant is seeking relief from Town Code§520-11B(1)(b) which states the minimum lot width is 250 feet. Applicant is proposing a lot width of 130 feet. Applicant is seeking relief from Town Code§520.41B(1)(a)[3](b) which states that no building in which farm animals or poultry are kept shall be located within 50 feet of any lot line or within 150 feet of any adjoining residence.

AGENDA
COASTAL EROSION HAZARD AREA PERMIT

FRANK SASSONE
6596 SHORE ACRES DRIVE

Application of Frank Sassone, owner, Frank Sassone, seeking a Coastal Erosion Hazard Area Permit to install a generator in the east side yard which is in the CEHA Area. The LWRP inspection has been completed and has been deemed consistent of the policies of the LWRP. Tax account# 007.51.2.5. This is in the S/R Zoning District, LWRP, and floodplain.

ADDITION TO AGENDA
AGENDA
COASTAL EROSION HAZARD AREA PERMIT

SCOTT HEPLER
7008 BENEDICT BEACH ROAD

Application of Scott Hepler, owner, Jeff Lash, seeking a Coastal Erosion Hazard Area Permit for the construction of a temporary 32’L x 16’W access pad, consisting of 2–3-ton boulders, to facilitate construction of a non-jurisdictional dock and platform. Also permitted is the construction of a 42” W x 18’L stairway on 6” D piles from the new platform to the lake. The access pad will be removed upon completion of construction and the boulders will be used above Mean High Water to repair the existing rock revetment. Tax account# 007.01-1-18. This is in the S/R Zoning District and the LWRP, CEHA, and Floodplain. This has already received the Conservation Corridor Development Permit from the Planning Board on January 4, 2023.

DISCUSSION

ADJOURNMENT

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, Tuesday, February 21, 2023 at the Hamlin Town Hall located at 1658 Lake Road, Hamlin. The deadline for all applications and fees is February 7, 2023 at 12 noon.