

HAMLIN ZONING BOARD OF APPEALS AGENDA
Monday, March 20, 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 February 21, 2023 meeting minutes. Additions, deletion, or corrections to tonight's meeting

PUBLIC HEARING
AREA VARIANCE

JAMES & JENNIE LYNCH
1360 LAKE ROAD

Application of James & Jennie Lynch, owners, James & Jennie Lynch, seeking relief from Town Code §520-41B(1)(a)[1] which states that 10 chickens are allowed on a lot of one acre. They are proposing to have chickens on a lot size of .38 acre. This is in the C-GB Zoning District. Tax account# 021.01-3-42.

PUBLIC HEARING
AREA VARIANCES

NATHAN & AMY SMITH
6984 BENEDICT BEACH ROAD

Application of Nathan & Amy Smith, owners, Nathan & Amy Smith, seeking relief from §520-21B(2)(a) in order to construct an outbuilding/pole barn 32' x 48' to be placed in the rear roadside yard and to have a height of 21' in the S/R zoning district where it is not a specified accessory structure. The maximum height of an accessory structure in the S/R zone is 15' high per code §521C(3)(b). Tax account# 007.01-1-21. This is in the S/R zone and LWRP.

PUBLIC HEARING
ACCESSORY USE VARIANCE

KEELER CONSTRUCTION CO., INC.
1700 MOSCOW ROAD

Application of Keeler Construction Co., Inc., owners, Keeler Construction Co., Inc. seeking Area/Use variance to mine an additional 10.32 acres of the existing mine. Also, modification approval to import and process Construction and Demolition debris (C & D) materials, where processing would only include crushing and screening with existing equipment. Tax account# 005.01-1-1.211. This is in the R-VL Zoning District.

AGENDA
AREA VARIANCE

NATHAN PACELLI
61 HILLCREST DRIVE

Application of Nathan Pacelli, owner, Nathan Pacelli seeking relief from Town Code §520-41B(1) (a) [1] to have chickens on less than 1 acre of land. He would like to have 5 chickens. This is in the R-M Zoning District. Tax account# 021.030-06-053.

AGENDA

COASTAL EROSION HAZARD AREA PERMIT

**KATHLEEN MARTIN/ ACES ENERGY
6968 BENEDICT BEACH ROAD**

Application of Aces Energy, owner, Kathleen Martin, seeking Coastal Erosion Hazard Area Permit to install a geothermal heating and cooling system in the lakeside yard of 6869 Benedict Beach Road. The Town of Hamlin regulates the CEHA. This is in the S/R Zoning District. Tax account# 007.01-1-23.

DISCUSSION

ADJOURNMENT

The next scheduled meeting of the Hamlin Zoning Board of Appeals will be held on Monday, April 17, 2023 at the Hamlin Town Hall located at 1658 Lake Road, Hamlin. The deadline for all applications and fees is April 3, 2023 at 12 noon.