HAMLIN ZONING BOARD OF APPEALS AGENDA
Monday, September 16, 2024
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 will be 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 silenced for the duration of the meeting.

Roll call: Norman Baase, Rocky Ellsworth, Ed Haight, Carl Rath, Jonathan Vogler.

Approval of the August 19, 2024 meeting minutes. Additions, deletion, or corrections to tonight's meeting

PUBLIC HEARING
AREA VARIANCE **GREG DENNIE**
1634 LAKE ROAD

Application of Greg Dennie, owner, Greg Dennie, seeking relief from Town Code§520-29 D, f, G, to add different fencing options to his existing yard and to add a wire structure in the rear yard for a child and cat containment area. This is in the R-M Zoning District. Tax account# 021-03-2-11

PUBLIC HEARING
AREA VARIANCE **SHAWN WALSH**
2288 REDMAN ROAD

Application of Shawn Walsh, owner, Shawn Walsh, seeking relief from Town Code§520-31B to add 2 accessory structures to his property without a dwelling. All accessory structures shall be placed behind the main front foundation line of the dwelling on the property. This is in the R-VL Zoning District. Tax account# 028.010-01-004.1

AGENDA
COASTAL EROSION HAZARD AREA PERMIT **DOROTHY BUTCHER**
5774 WEST WAUTOMA BEACH ROAD

Application of Dorothy Butcher, owner, Dorothy Butcher, seeking a Coastal Erosion Hazard Area Permit to repair and replace components of 2 existing decks on the front waterside of her property at 5774 West Wautoma Beach Road. This has already been granted a Conservation Corridor Development Permit from the Planning Board. This is in the S/R Zoning District the LWRP and CEHA. Tax account# 008.15-1-45.

AGENDA
AREA VARIANCE **VALERIE BURROUGHS**
29 CLOSE HOLLOW DRIVE

Application of Valerie Burroughs, owner, Valerie Burroughs, seeking relief from Town Code§520-28A(2) which states that a pool is to be 15 feet from the rear and side lot lines of the property and 10 feet from any building with a basement. She seeking a side lot line setback of 5.52 feet. This is where the original pool was placed. Tax account # 029.07-1-12. This is in the R-H Zoning District.

AGENDA
AREA VARIANCE **ALAN SNYDER**
701 DRAKE ROAD

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Application of Alan Snyder, owner, Alan Snyder, seeking relief from Town Code§520-12A(4)(a) which does include Barns in the R-L Zoning Code. He is proposing a barn of 42' x 50' x 25'. This will be 2100 sq. ft. in size. The existing garage and the 3 temporary tent-like structures will also be removed. This is in the R-L Zoning District. Tax account# 028.01-1-18.

AGENDA

AREA VARIANCE **THERESA RANDAZZO**
984 CHASE ROAD

Application of Theresa Randazzo, owner, Theresa Randazzo, seeking a variance from Town Code§520-27C to build a non-ag storage barn on the property to be placed in front of the main front foundation line of the dwelling before the dwelling is started. This is a practical difficulty to ensure the safety of her equipment while building the dwelling. This is in the R-VL Zoning District. Tax account# 028.020-01-014.

Also, seeking a variance to build a barn in the R-VL Zoning District where a non-ag storage barn is not listed as an allowed accessory structure per Town Code§520-11A(4) Only carports or private garages are permitted. This is in the R-VL Zoning District. Tax account# 028.020-01-014.

AGENDA

AREA VARIANCES **BRENDAN & DENISE CULLINAN**
5756 WEST WAUTOMA BEACH ROAD

Application of Brendan & Denise Cullinan, owners, Brendan & Denise Cullinan seeking to add an addition to their existing home located at 5756 West Wautoma Beach Road. The following variances are requested:

Town Code§ 520-21C(1)(a) states that the minimum lot size is 2 acres. This property consists of .25 acres. A variance of 1.75 acre is required.

Town Code§520-21C(1)(b) states that the minimum lot width is 150 feet. The lot width of this property is 75 feet. A variance of 75 feet is required.

Town Code§520-21C(2)(a) states that the minimum rear (roadside) setback is 35 feet. The existing dwelling is 19.76 feet from the road. A variance of 10.24 feet is required. See photo.

Town Code§520-21C(2)(b)[1] states that the side setback is 15 feet for any lot 150 feet or greater in width and 10% of the lot width, but not less than six feet, for any lot less than 150 feet in width. It appears that the setback of 7.6 feet would be acceptable. Please see plans from architect.

Town Code§520-21C(5) states that the maximum lot coverage with impervious surface in the S/R Zoning District is 15%. The proposed impervious surface with the new addition will be 24.97%. A 9.9% impervious surface variance will be required.

This property is in the S/R zoning District, LWRP & the Floodplain but it appears per color map that the floodplain is not near the proposed addition. Tax account#008.150-01-049.

AGENDA

COASTAL EROSION HAZARD AREA PERMIT **BRENDAN & DENISE CULLINAN**
5756 WEST WAUTOMA BEACH ROAD

Application of Brendan & Denise Cullinan, owners, Brendan & Denise Cullinan seeking a Coastal Erosion Hazard Area permit to add an addition to their existing home located at 5756 West Wautoma Beach Road that is in the Structural Hazard Area. This property is in the S/R zoning District, LWRP, CEHA & the Floodplain but it appears per color map that the floodplain is not near the proposed addition. Tax account#008.150-01-049. Please see all information provided in

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the packet. This portion of the application will be reviewed after the variances have been reviewed and have had a public hearing. This will also require a Conservation Corridor Development Permit from the Planning Board.

The next scheduled meeting of the Hamlin Zoning Board of Appeals will be held on Monday, October 21, 2024 at the Hamlin Town Hall located at 1658 Lake Road, Hamlin. The deadline for all applications and fees is October 7, 2024 at 12 noon.

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