

**HAMLIN ZONING BOARD OF APPEALS AGENDA
Monday, May 19, 2025
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 turned off for the duration of the meeting.

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

Approval of the meeting minutes of April 21, 2025

**PUBLIC HEARING
AREA VARIANCE**

**SHARON STOKOE
816 HAMLIN CENTER ROAD**

Application of Sharon Stokoe, owner, Sharon Stokoe, seeking an area variance to erect a 20' x 20' outbuilding/barn in front of the front main foundation line of the existing dwelling. The code only refers to garages and carports. This is in the R-L Zoning District. Tax account#021.040-01-021.210. An onsite inspection of the property by the board will take place on May 17, 2025 after 10:30 am.

**PUBLIC HEARING
AREA VARIANCE**

**JACK SHEVLIN
768 REDMAN ROAD**

Application of Jack Shevlin, owner, Jack Shevlin, seeking an area variance to have more than 3 accessory on the property. At this time there are 4 accessory structures on the property. Town code 520-31A states that in the R-VL Zoning District only 3 of the same type are allowed. This is in the R-VL Zoning District. Tax account# 005.03-1-4. An onsite inspection of the property by the board will take place on May 17, 2025 after 10:30 am.

**PUBLIC HEARING
AREA VARIANCE**

**GARY & NORMA SEEVER
568 DRAKE ROAD**

Application of Gary & Norma Seever, owners, Gary & Norma Seever, seeking a side set back variance of 3 feet where Town Code 520-27C states that for a detached non-ag storage barn the side setback is 15 feet and it shall be 10 feet from any other building on the property. A 7- foot side setback variance is proposed. This is in the R-VL Zoning District. Tax account# 020.04-3-7. An onsite inspection of the property by the board will take place on May 17, 2025 after 10:30 am.

**AGENDA
AREA VARIANCE**

**JEFFREY BLAIR
7866 NEWCO DRIVE**

Application of Jeffrey Blair, owner, Jeffrey Blair, seeking a variance to install a deck on the front waterside portion of the yard. He is proposing a 28' by 8' (224 sq ft) deck with an 8' x 8' L-shaped extension (64 sq ft). There is a required 35-foot setback from the lake. The dwelling to the erosion control barrier is 13.25 feet. This would require a 21.75- foot variance. This location is not in the CEHA Area.

There is also a detached framed garage on the property and a detached deck also on the property. There is only one accessory structure allowed in the S/R Zoning District. A variance would be required to have more than 1 accessory structure on the property.

AGENDA

SIGN PERMIT

ALI ALYAFAI

1806 LAKE ROAD, TOPS PLAZA

Application of Ali Alyafai, owner, Tops Plaza, seeking to place an outdoor sign at his location. This is in the C-NB Zoning District. Tax account# 021.03-3-23.1.

AGENDA

AREA VARIANCE

STEVE RUTHERFORD

305 LAKE ROAD EAST FORK

Application of Steve Rutherford, owner, Steve Rutherford, seeking a variance to have ducks on the property located at 305 Lake Road East Fork. Per Town Code 520-41B(1)[2][a][iv] poultry other than chickens and hens are only allowed on lots of 5 acres. This is in the R-VL Zoning District. Tax account# 006.04-1-3.

AGENDA

TOPSOIL PERMIT

BRITNEY & AUSTIN LEATZAW

5872 & 5864 WEST WAUTOMA BEACH ROAD

Application for Britney & Austin Leatzaw, owners, Britney & Austin Leatzaw, to add topsoil to properties to even out the yards which may alter the topography. This is in the S/R Zoning District, LWRP. Tax account# 008.15-1-19 & 008.15-1-17.

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 Monday, June 16, 2025 at the Hamlin Town Hall located at 1658 Lake Road, Hamlin. The deadline for all applications and fees is May 27, 2025 at 12 noon.