

# Town of Homer Zoning Board of Appeals

Minutes for Wednesday, September 14, 2016 7:00PM

## Board Members (absent \*)

Gary Lawrence, Chairman

Jon Miller

Gary Sweeney

Ken Poole\*

Zachary Young

Daniel Gustafson

Gerald Neuman\*

## Others Present

Lindsay Andersen, Recording Secretary

John Daniels, CEO\*

Pat Snyder, Attorney

Public Attendance: Dorina Johnson, Don Richards

## Public Hearing

Chairman Lawrence opened the public hearing to consider **an application by Pine Grove Storage, LLC, for an area variance from the setback distances to property lines, for a self-storage building to be constructed at 5075 US Route 11.**

Don Richards was present to represent the project and stated that he will submit a copy of the tenants' lease to the Town. He stated that there are no curbs and thus there will be no curb cuts. They plan to start with the south building and may construct more at a later time There will be not be any lights, either inside or outside. There will be a small sign. The adjoining property owners have been notified by mail and no responses have been received. Dorina Johnson was asked if this project was in the floodplain and she stated it was not.

With no questions or comments from the public the public hearing was closed.

## Regular Meeting

Chairman Lawrence opened the regular meeting for discussion of the **application by Pine Grove Storage, LLC, for an area variance from the setback distances to property lines, for a self-storage building to be constructed at 5075 US Route 11.**

The board members reviewed the comments provided by the Cortland County Planning Department. Chairman Lawrence read the short environmental assessment form and the board members answered no to all questions.

Member Gustafson made the motion to declare a negative declaration under SEQR. Member Young seconded the motion. With all members in favor saying “aye”, none opposed and none abstained. The motion was carried unanimous 5,0,0.

Member Gustafson made the motion to approve the area variance. Member Miller seconded the motion. With all members in favor saying “aye”, none opposed and none abstained. The motion was carried unanimous 5,0,0.

Member Miller questioned how the property could not be located in the 100 year floodplain when the nearby Homer Ironworks was known to be in the floodplain. The applicants indicated that they would investigate further and discuss the matter with Code enforcement Officer John Daniels.

## **Adjournment**

The meeting was adjourned at 7:30pm.

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Lindsay M. Andersen, Recording Secretary