

Town of Homer Zoning Board of Appeals
Minutes for Wednesday, November 29, 2023 at 6:00pm

Board Members (absent *)

Dan Gustafson, Chairman
Stuart Young
Gary Sweeney
Caleb Leach *
Rhea Robinson
Ryan DuBois *
Lynn Gilbert *
Lindsay Andersen (alternate)

Others Present

Lindsay Andersen, Recording Secretary
Kevin McMahon, CEO*
Pat Snyder, Attorney

Public Attendance: Attorney David Ames, Joan Henry-Gates, James Huther

Public Hearing

Chairman Gustafson opened the public hearing to consider **an application by James Huther for an area variance to create a 2.26-acre lot from a 6.69-acre parcel at 4934 Health Camp Road, tax map no. 67.00-05-20.220.**

Attorney David Ames was present to represent James Huther. He stated the proposed lot is only 2.26-acre lot and he understands the minimum lot size is 2.4 acres. Attorney Ames stated there is a pending sale for the property. He stated the potential buyer has had a lease agreement with the previous owner and has planted trees and invested in the property. Joan Henry-Gates stated her brother-in-law, Paul Huther who passed away had an agreement with Doug Moss for several years which has expired but Paul had wished to give Doug the opportunity to purchase the land. He has no intention of building on the lot.

There were no further questions or comments from the public.

Chairman Gustafson opened the public hearing to consider **an application by Jessica Forbes for an area variance to create a 2.22 acre lot from the 7.5-acre parcel at 2060 Route 13, tax map no. 67.00-08-0912.**

The applicant was not present to describe the proposed project. There were no questions or comments from the public.

The public hearing was closed.

Regular Meeting

Chairman Gustafson opened the regular meeting to consider **an application by James Huther for an area variance to create a 2.26-acre lot from a 6.69-acre parcel at 4934 Health Camp Road, tax map no. 67.00-05-20.220.**

Attorney Snyder stated he received a letter from the county planning department, which he read. Their letter described the county health department regulations and that a variance would be required if someone wanted to build on the lot in the future. The applicant reiterated that there are no plans to build a residence on the property. The letter including the recommendations are attached.

Attorney Snyder stated this is considered a Type 2 action under SEQR and therefore a short environmental assessment form is not required.

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

Adjournment

The meeting was adjourned at 6:20pm.

Lindsay M. Andersen, Recording Secretary