

Town of Homer Zoning Board of Appeals
Minutes for Wednesday, April 24, 2024, at 6:00pm

Board Members (absent *)

Dan Gustafson, Chairman
Stuart Young *
Gary Sweeney
Chris Mauler *
Rhea Robinson *
Ryan DuBois
Rick Villnave
Lindsay Andersen (alternate)

Others Present

Lindsay Andersen, Recording Secretary
Kevin McMahon, CEO*
Dan Ellis, Attorney

Public Attendance: Dave Edwards

Public Hearing

Chairman Gustafson opened the public hearing to consider **an application by David Edwards for an area variance to construct a new 36x60 garage at 5524 Route 11, tax map no. 57.00-01-14.000.**

The applicant stated he would like to construct a new 36x60 garage/storage barn which will be replacing a garage that he tore down. He would like to set the garage back further from the road due to the heavy traffic. The property that is currently behind his residence is a cornfield. If constructed the garage would leave a 10-foot rear yard setback where a 20 foot is allowed therefore, he is requesting an area variance.

Regular Meeting

Chairman Gustafson opened the regular meeting to consider **an application by David Edwards for an area variance to construct a new 36x60 garage at 5524 Route 11, tax map no. 57.00-01-14.000.**

The board members discussed that the variance is being sought due to the setback requirements. The setback requirement is 20 feet because the applicant is in the

industrial district and not agriculture or residential. The board members felt the request was insubstantial and would not impact the neighbors which are business and agricultural uses.

Attorney Ellis stated he received a letter from the county planning department, which he read. The letter stated the request is both technically adequate and has no state or county wide impact and was returned for local determination.

Attorney Ellis stated this is considered a type 2 action under SEQR therefore a short environmental assessment form is not required.

Member Andersen made the motion to approve the area variance. Member DuBois seconded the motion. With all members in favor saying "aye", none opposed, and none abstained. The motion was carried unanimous 4,0,0.

Adjournment

The meeting was adjourned at 6:20pm.

Lindsay M. Andersen, Recording Secretary