

VILLAGE OF HOMER ZONING BOARD OF APPEALS
Public Hearing & Meeting Minutes - Thursday, 25 January 2018 - 7 PM
Town Hall Board Room – 31 North Main Street – Homer, NY

Board Members

Tim Maxson, Chairman
Amber Eckard
*Tammy Goddard
*Andrew Hoffman
Adam Clifford

(*absent)

Others Present

Joan E. Fitch, Board Secretary
Craig Umbehauer, CEO

Applicants/Public Present

Tom Niederhofer, Applicant; Patrick Clune.

The Public Hearing was opened at 7:15 p.m. with the reading aloud by the Board Secretary of the Public Hearing Notice as published in the *Cortland Standard*. Proof of Publication has been placed on file for the record.

APPEAL #469

Tom Niederhofer, Applicant/Reputed Owner – 19-21 North Main Street - TM #66.75-01-27.000 – Area Variance – New Sign

Chair Maxson recognized the applicant who explained to those present that he was seeking an area variance to install a new 16-ft. wide by 12-ft. high sign (“Homer Exchange Building – Est. 1827”) on the parking lot side of the subject building, as shown on the drawings accompanying the application.

CEO Umbehauer advised of the Village’s sign requirements; the proposed sign was greater than permitted, so a variance was needed. He also noted that the answer to Item #4 of the SEAF should also indicate “residential” as it was not just commercial. However, the SEQRA review is not required for this type of action.

Chair Maxson then asked if there was anyone present who wished to speak on this appeal; there was no one.

**With everyone having been heard who wished to be heard,
Chairman Maxson closed the Public Hearing at 7:25 p.m.**

BOARD DISCUSSION/DECISION

With no further questions or comments, those Board members present proceeded with the required “balancing test” for an area variance, as follows:

1. Can the benefit be achieved by other means feasible to the applicant?
Finding: No. All Board members present agreed.

2. Would there be an undesirable change in neighborhood character or to nearby property?
Finding: No. All Board members present agreed.

3. Is the requested variance substantial?
Finding: Yes. The sign is large.

4. Would the variance have an adverse impact on the physical or environmental conditions in the neighborhood?
Finding: No. All Board members present agreed.

5. Has the alleged difficulty been self-created?

Finding: Yes. All Board members present agreed.

A motion was then made by Member Amber Eckard to grant the Area Variance for the proposed sign, as requested. The motion was seconded by Member Adam Clifford, with the vote recorded as follows:

Ayes: Chair Maxson	Nays: None
Member Eckard	
Member Clifford	
	Absent: Member Hoffman
	Member Goddard

Motion carried.

This becomes Action #469/1 of 2018.

OTHER BUSINESS

Meeting Day/Time for 2018

After a brief discussion, a motion was made by Member Eckard to set the last Thursday of each month at 6:30 p.m. for the meeting of this Board, as needed. The motion was seconded by Member Clifford, with the vote recorded as follows:

Ayes: Chairman Maxson	Nays: None
Member Eckard	
Member Clifford	
	Absent: Member Goddard
	Member Hoffman

Motion carried.

This becomes Action #2 of 2018.

APPROVAL OF MINUTES

30 November 2017

A motion was made by Chairman Tim Maxson to approve the ZBA Minutes of 30 November 2017, as submitted. The motion was seconded by Member Clifford, with the vote recorded as follows:

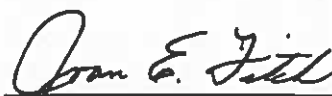
Ayes: Chairman Maxson	Nays: None
Member Eckard	
Member Clifford	
	Absent: Member Goddard
	Member Hoffman

Motion carried.

This becomes Action #3 of 2018.

ADJOURNMENT

At 7:40 PM, on a motion by Member Eckard, seconded by Member Clifford, and with all Board members present voting in favor, the meeting was adjourned.



 Joan E. Fitch, Board Secretary

E-mailed 2/22/18 to Mayor, KC, Vill. Atty.,
Co. Planning, CEO & ZBA Members.