

**Ronald F. Musson  
25 Clinton Street  
Homer, New York 13077**

**Phone: 607-334-7885**

**DATE: May 19, 2021**

**TO: Kevin McMahon  
NYS Code Enforcement  
Village of Homer**

**FROM: Ron Musson**

**RE: Proposed Garage**

**Attached are the following additional information for you and/or the Zoning Board of Appeals:**

**P 1-2: A 2020 land survey showing the prior barn at 2 to 2.4 feet from the property line and a sketch of the prior barn showing the bumped out section on the right of the building. The prior barn measured approximately 28 feet by 29 feet including the bump out. The single story portion of the barn was not identified on the 1988 land survey.**

**P 3: A tracing in red of the proposed garage overlaid on the prior barn footprint.**

**P 4-7: The side elevations of the proposed garage showing the correct orientations.**

**P 5: The overhang detail of the roof overhang at 12 inches.**

**P 8-9: Pictures of the prior barn showing the existing driveway/parking area and the bump out to the left of the building.**

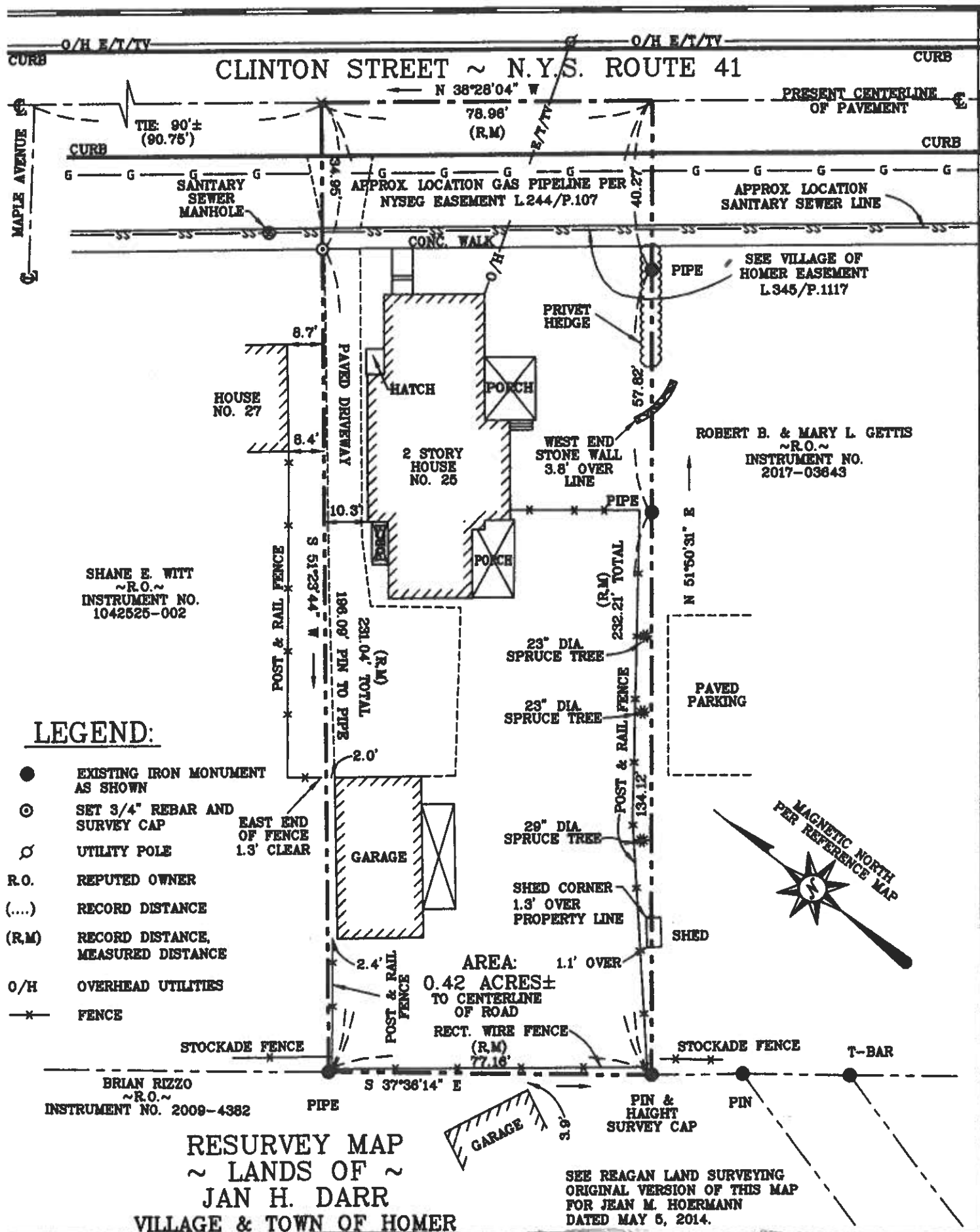
**The long side of the proposed garage would serve as part of the fencing for both our and neighbor Shane Witt's fenced dog runs, as had the prior barn. Using the same footprint would also align with the existing blacktop driveway and parking area. I would also point out that all three of the contiguous neighbors on our side of Clinton Street have structures located less than 10 feet from my property line, and this has not resulted in any problems. In fact, it appears that every parcel on Clinton Street within the historic district, with one exception, has at least one structure located less than 10 feet from the respective property boundary.**

**Hopefully, this information will help clarify the situation. Should you feel the need for further information or clarification, please contact me. It is my understanding that the next Zoning Board of Appeals meeting is scheduled for May 27<sup>th</sup> at 6:30 pm and in person attendance will be allowed at the Village Hall.**

**Thanks for all your help.**

**Regards - *Ron Musson***

P-1



P-2

COUNTY OF CORTLAND ~ STATE OF NEW YORK

TAX MAP NO. 66.66-03-07

REFERENCE DEED; INSTRUMENT NO. 2017-00447

REFERENCE MAP:

"LANDS OF J. CLINE & DORIS W. NEWTON..."

MADE BY JOHN S. MACNEILL, JR., P.C.

DATED MAY 23, 1988, LAST REVISED JULY 9, 1992.

REAGAN LAND SURVEYING

P.O. Box 1124

Dryden, New York 13053

Phone/Fax (607) 844-8837

EMAIL: office@reaganlandsurveying.com

NOTE: Any revisions to this map must comply with section 7209, Subdivision 2 of the New York State Education Law. All certifications hereon are valid for this map and copies thereof only if said map or copies bear the embossed seal of the licensed land surveyor whose signature appears hereon. This map is not valid when used in conjunction with a "Survey Affidavit" or "Certificate of No-Change".

Date  
Surveyed: 3/2020

Drawn  
By: A. PUZO

Scale: 1"=30'

Job No.: 20-056

I hereby certify to: RONALD F. MUSSON; MARY A. MUSSON;

that I am a licensed land surveyor, New York State License No. 049892 and that this map correctly delineates an actual survey on the ground made by me or under my direct supervision, that it was prepared in accordance with the current code of practice for land title surveys adopted by the New York State Association of Professional Land Surveyors; and that I found no visible encroachments either way across property lines except as shown hereon.

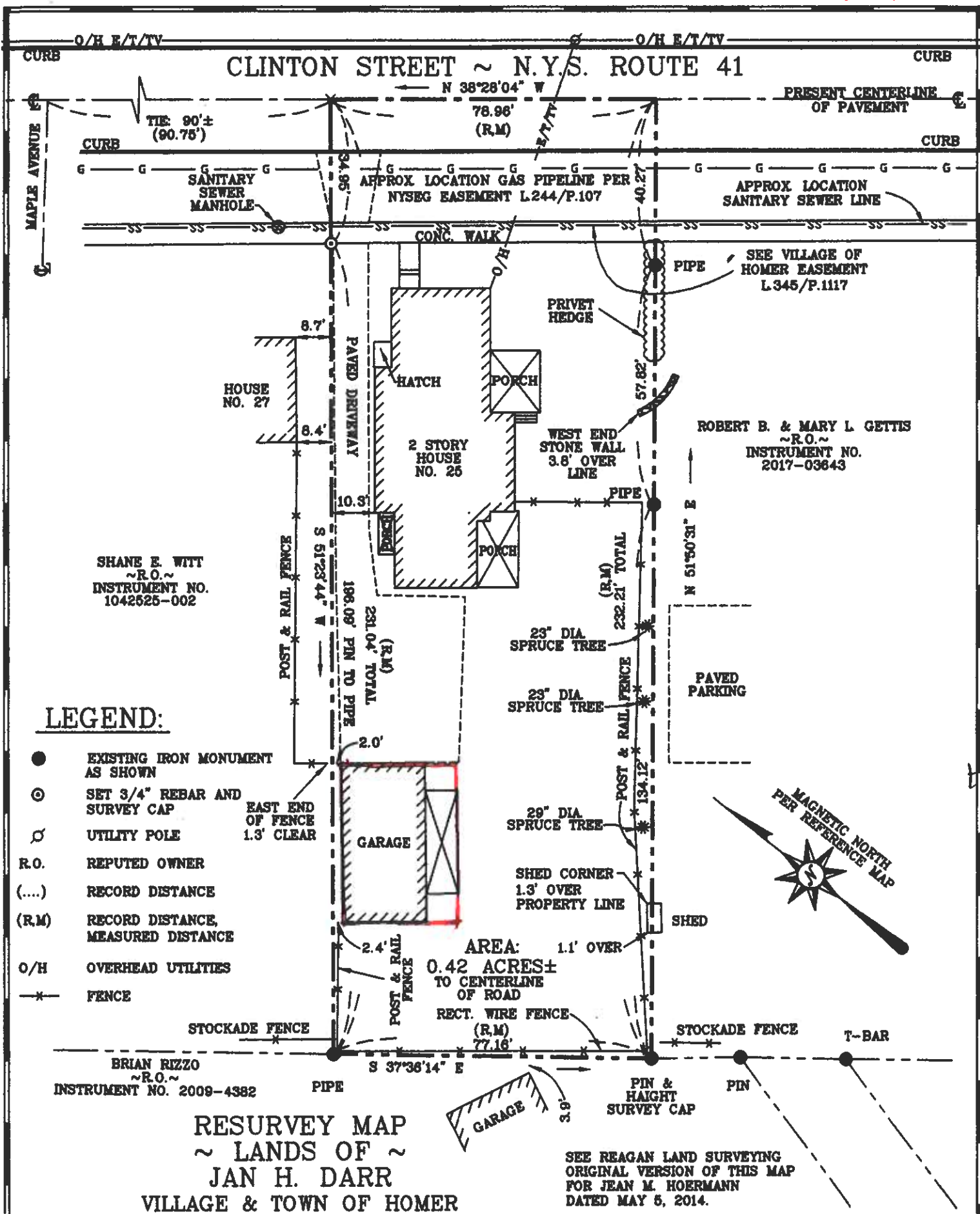
Signed:



Dated: MARCH 6, 2020

"Copyright 2020: All Rights Reserved, Reagan Land Surveying"

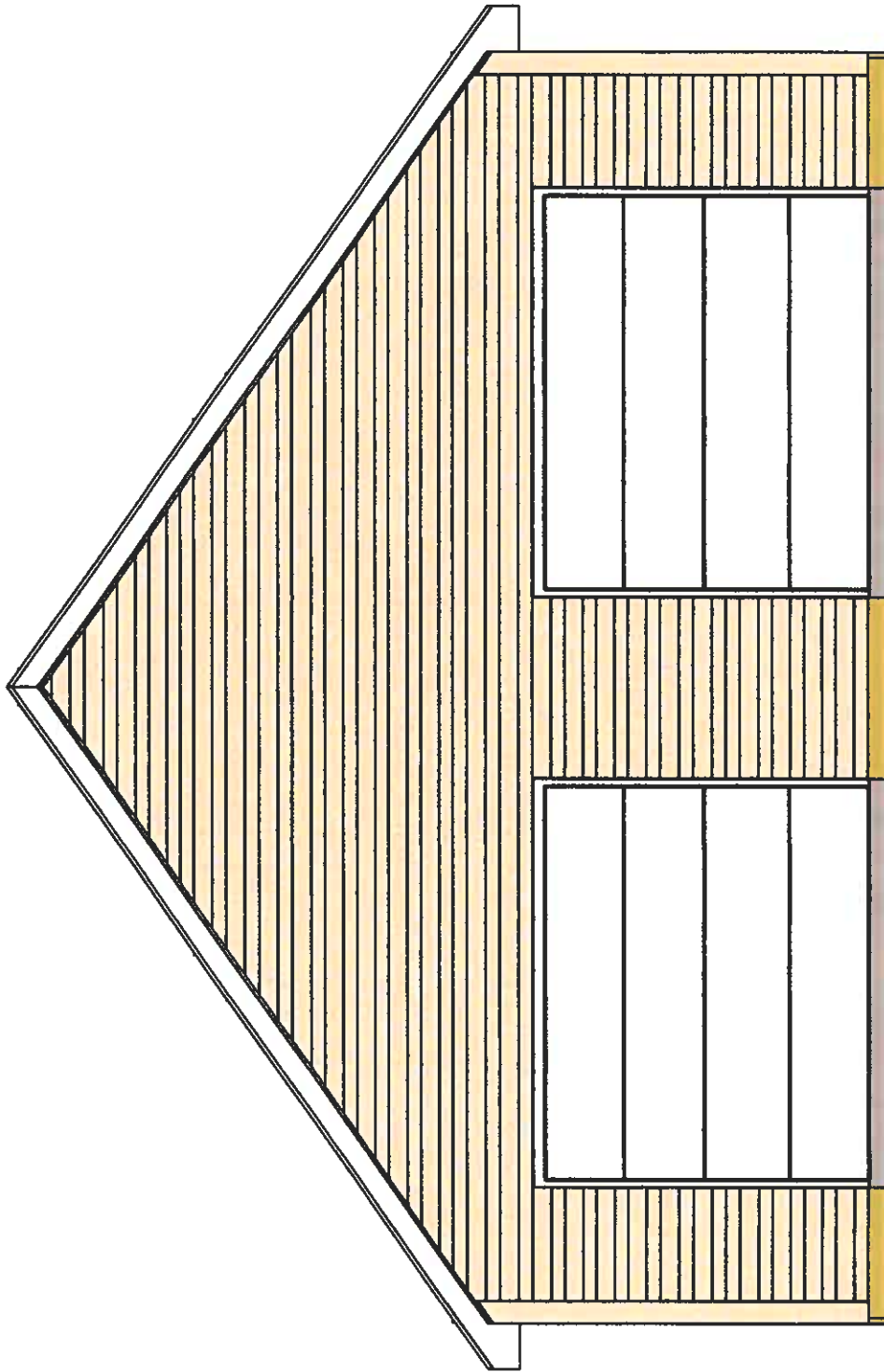




- New garage in "red."

**GABLE SIDE 1 ELEVATION**

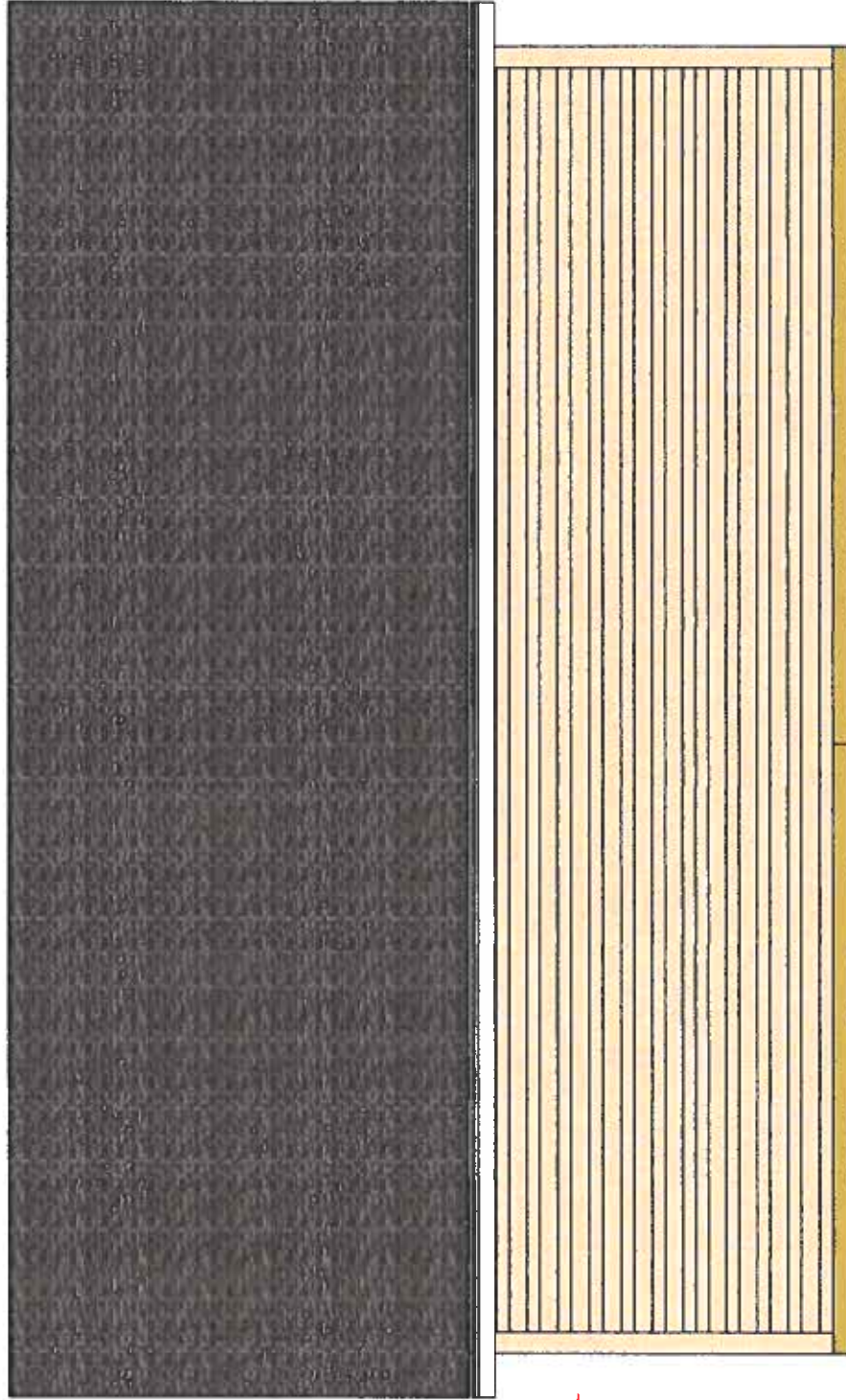
North East - Facing  
towards Clinton St



Clinton Street  
↓

North West - 2ft  
from property line  
in existing garage  
location

**-EAVE SIDE 2 ELEVATION**

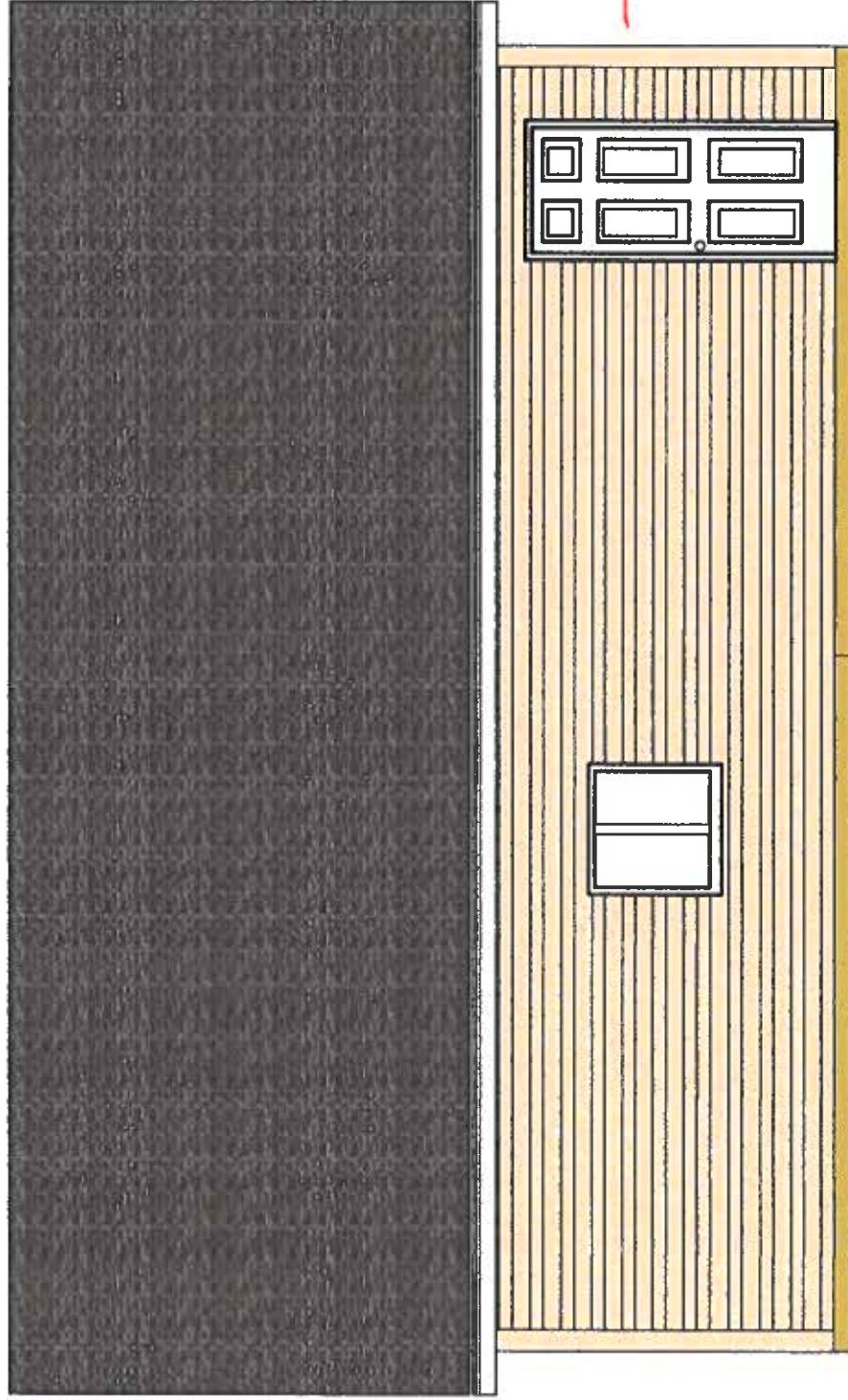


← Clinton Street



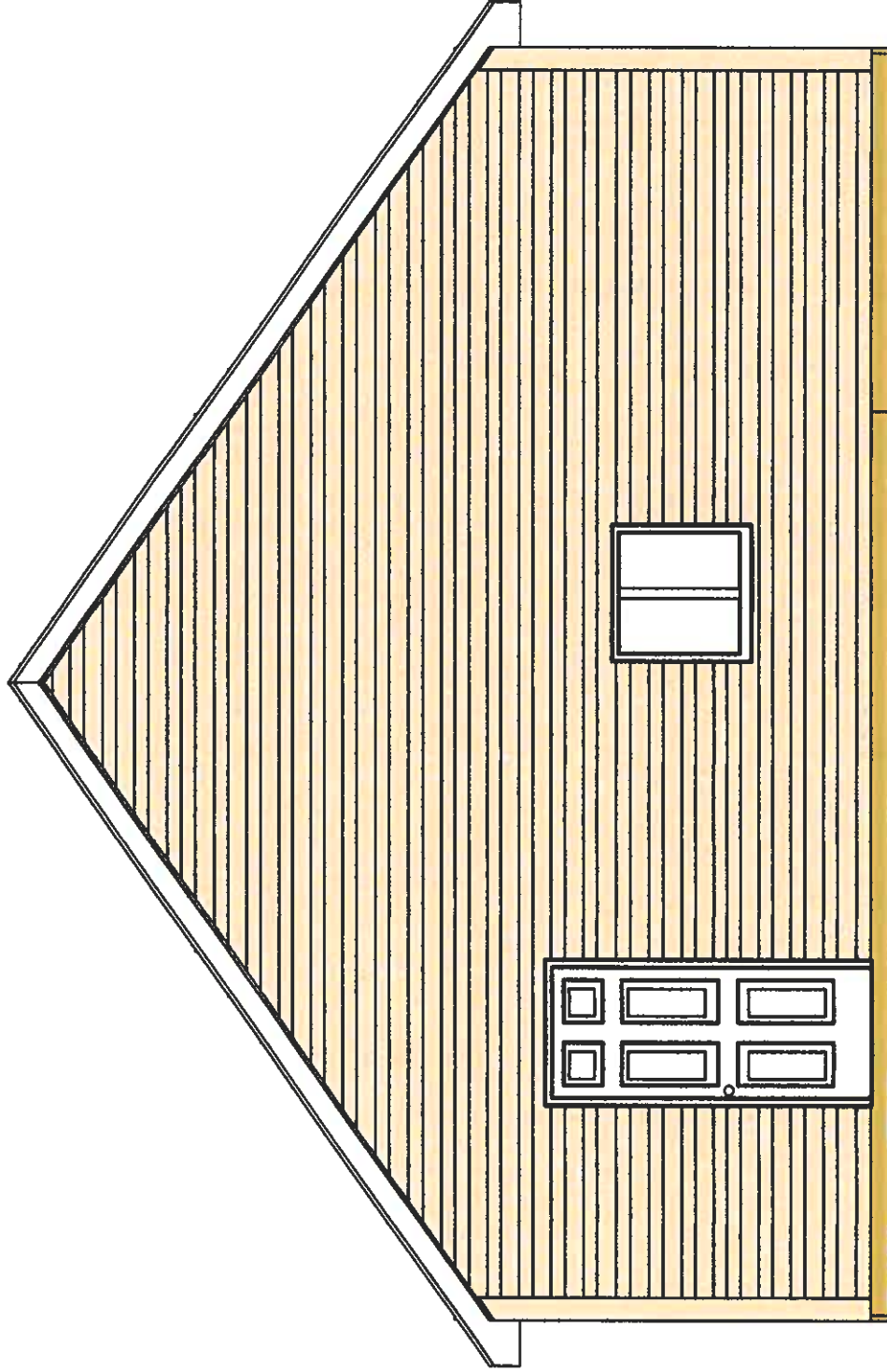
South East

**-EAVE SIDE 1 ELEVATION**



South West -  
Facing away from  
Clinton St

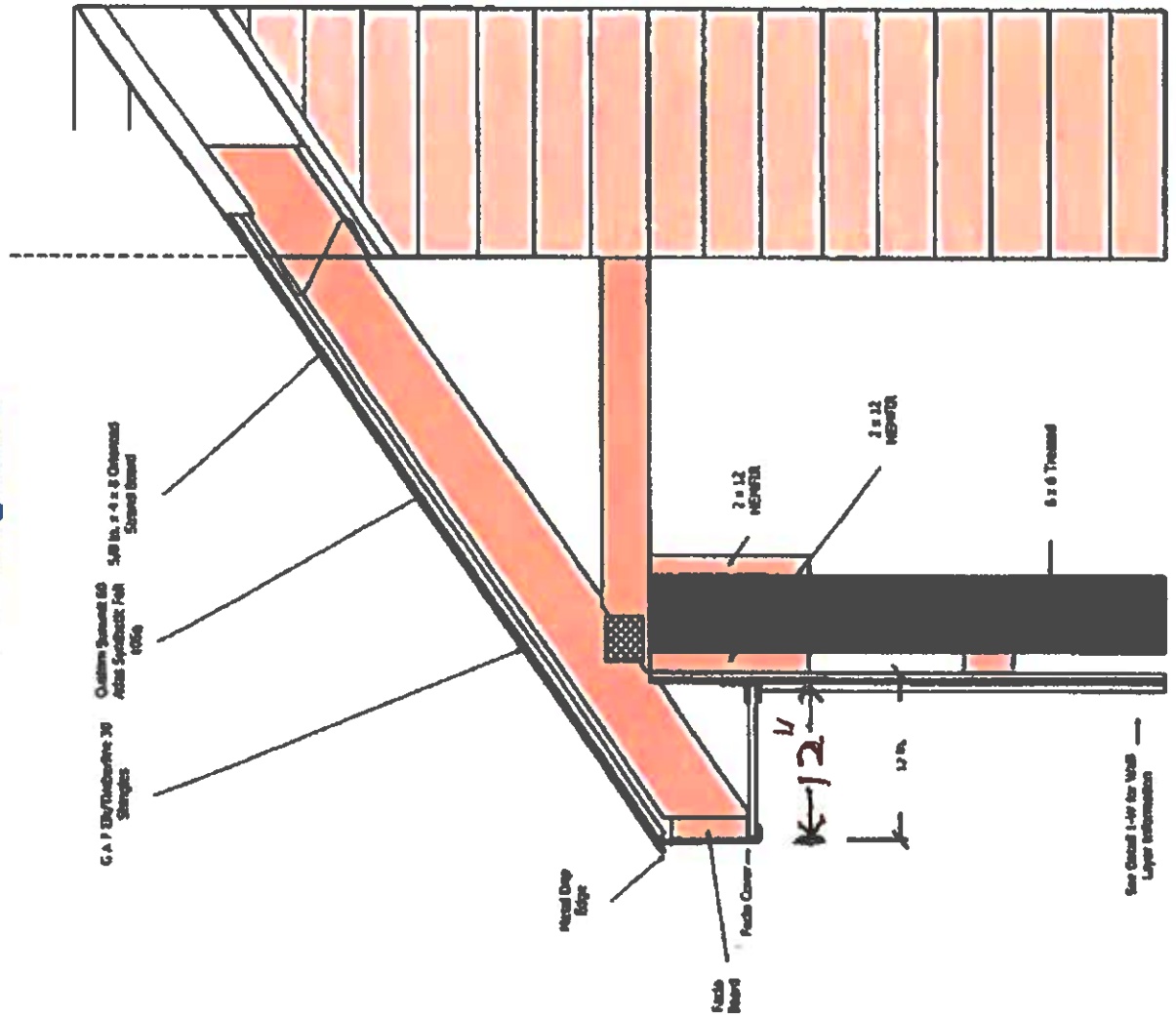
**-GABLE SIDE 2 ELEVATION**



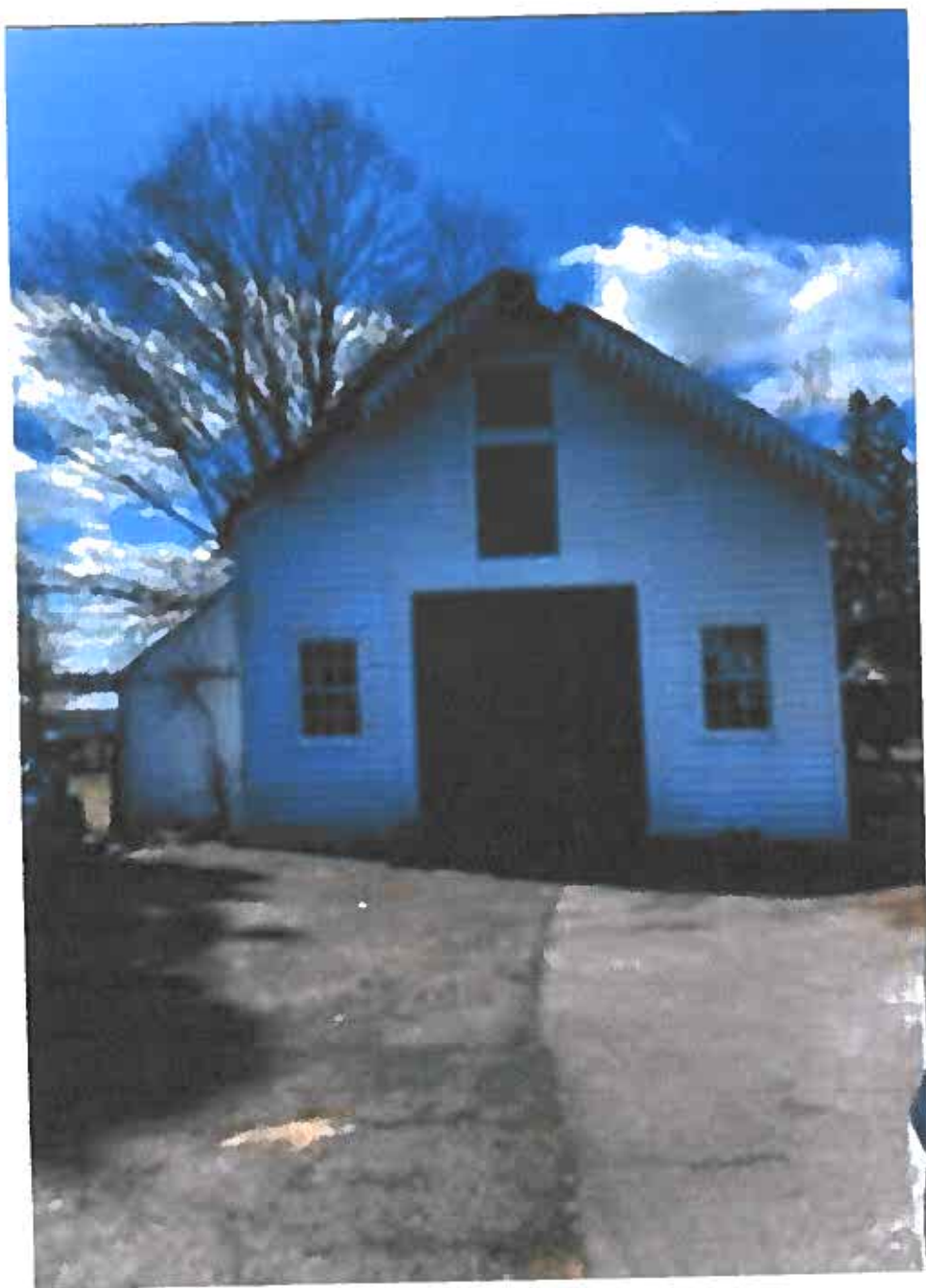
Clinton Street



# Overhang Detail



P-9



P-10

