

**VILLAGE OF HOMER ZONING
BOARD OF APPEALS**

**Public Hearings & Meeting Minutes - Thursday, 28 September, 2023 - 6:32 PM
Village Offices - 31 North Main Street - Homer, NY**

Board Members

Adam Clifford, Chair
Patricia Pollak
Daniel Zech
Ruth Lewis (zoom)
Michael Harter

(*absent)

Others Present

Dan Egnor, Village Clerk

Applicants/Public Present

Nick Teeter / applicant (zoom)

Chairman Adam Clifford opened the Public Hearing.

APPEAL #502

Nick and Breanna Teeter/Applicant-Owner - 49 Clinton St. - TM #66.65-01-13.000-R-2 - Article II: 228-12 (D)(2)-To build a porch closer than allowed by current zoning. The new porch will closely match the footprint of a former porch.

Chair Zech recognized the applicant. When replacing a door, the owners realized that historically there was a porch on the house. Dan had a project file from 1976 there was drawing showing the porch. The porch would be similar to the original. The measurements are 6x33 feet. The board asked the owner to clarify the measurements.

With everyone heard who wished to be heard, Chair Clifford moved to the Board Discussion

BOARD DISCUSSION/DECISIONS

The Board then proceeded with the required "balancing test," as follows:

1. Can the benefit be achieved by other means feasible for the applicant to pursue, other than area variance?
Finding: No
2. Will there will be an undesirable change in the character of the neighborhood or to nearby properties?
Finding: No.
3. Is the requested area variance substantial?
Finding: Yes.

4. Will the request have an adverse physical or environmental impact?
Finding: No.
5. Was the alleged difficulty self-created?
Finding: Yes.

A motion was made by Member Harter to allow the variance for the porch at 49 Clinton St., as requested. The motion was seconded by Member Zech, with the vote recorded as follows:

Ayes:	Chair Clifford	Nays:	None
	Member Pollak		
	Member Harter	Abstain:	None
	Member Lewis		
	Member Zech		

Motion carried.

APPROVAL OF MINUTES – 31 AUGUST- 2023

With no discussion, a motion was made by Chair Harter to approve the Minutes of the 31 August, 2023 Public Hearing/Meeting, as submitted. The motion was seconded by Member Zech, with the vote recorded as follows:

Ayes:	Chair Clifford	Nays:	None
	Member Pollak		
	Member Harter	Abstain:	None
	Member Lewis		
	Member Zech		

Motion carried.

ADJOURNMENT

At 6:44 PM, a motion was made by Member Harter to adjourn the meeting. The motion was seconded by Member Zech, with all those present voting in favor.

Respectfully Submitted,
Maureen Hoy Account Clerk