

VILLAGE OF HOMER ZONING BOARD OF APPEALS

CORTLAND COUNTY, NEW YORK

31 NORTH MAIN STREET
HOMER, NY 13077

ADAM CLIFFORD, CHAIR
MICHAEL HARTER
DANIEL ZECH
PATRICIA POLLAK
ALTERNATE, OPEN

MEETING NOTICE & AGENDA

AUGUST 29, 2024 - 6:30 PM - TOWN HALL, 31 NORTH MAIN STREET, HOMER, AND ZOOM

APPEAL #510:

Applicant/Property Owner:	Paula Jones
Property Address:	15 North West Street
Tax Map #:	66.72-03-19.000
Zoning District:	R-2
Code Ref.:	Article II, Section 228-12D(1)
Variance Requested:	Area Variance to construct a front porch Exceeding the minimum front and side yard setback

- a. Explanation of request from Applicant/Owner
- b. Questions, if any, from Board Members (no public comments)
- e. Decision Meeting (no public comments)
SEQRA, if required, Balancing Test for Appropriate Type of Variance.

Minutes: 7/27/24

ADJOURNMENT

Copy: Mayor, Village Attorney, Village CEO
ZBA Members

NOTICE OF VILLAGE OF HOMER ZONING BOARD OF APPEALS

NOTICE IS HEREBY GIVEN that the Village of Homer Zoning Board of Appeals will meet in person at the Town Hall in Homer located at 31 North Main Street on August 29th, 2024, at 6:30 pm. to consider the following pursuant to the current Village of Homer Code of Ordinances:

- **Appeal # 510 – 15 North West Street – Construction of a new front porch exceeding the minimum front and side yard setbacks.**

Pursuant to NYS Legislature's approval of Bill S50001, amending the Open Meetings Law 1, the Village of Zoning Board of Appeals meeting will be zoom and in-person attendance. Individuals may speak at the public hearing or in the absence of public comment, we encourage residents to request a zoom link by contacting Dan Egnor at the Village Offices at 607-749-3322 or by emailing degnor@homerny.org. Individuals may also watch the public hearing on the Village of Homer's YouTube channel. Please include in your email if you would like to participate directly in the remote conference portion. The above application is open to inspection at the Village Offices. Persons with disabilities who require assistance should contact the undersigned to request such assistance. We encourage you to email, call (607-749-3322), or mail, all of your communication needs before said Village of Homer Zoning Board of Appeals meeting.

Dan Egnor
Village Clerk



Cortland County Planning Department

60 Central Ave • Cortland, New York 13045-2838
Telephone: (607) 753-5043

TRISHA R. HIEMSTRA, P.E.

Director of Planning
Email: thiemstra@cortlandcountyny.gov

General Municipal Law (GML) 239 Return

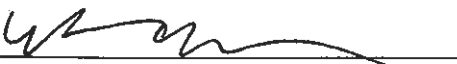
August 1, 2024

RE:	Applicant:	Paula Jones
	Tax ID#:	66.72-03-19.000
	Project Location:	15 N West Street

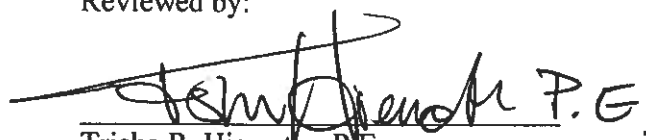
The staff of the Cortland County Planning Department has reviewed the application submitted by the **Village of Homer** for an area variance for tax map parcel # **66.72-03-19.000**. The applicant seeks to build a new porch at the front of their house. This addition would exceed the minimum front and side yard setback which would require an **area variance**. This parcel is zoned **R-2** (Residential District 2). It is located within 500 feet of State Route 281 (West St) and is therefore subject to GML 239-M regulations.

The staff has determined that this request is both technically adequate and has no State or County-wide impact. Therefore, this request is being returned to the Village of Homer without County Planning Board review. If the Village of Homer feels that a full review by the County Planning Board is necessary, please contact the County Planning Department as soon as possible.

Prepared by:


Chris Jankus
GIS Planner

Reviewed by:


Trisha R. Hiemstra, P.E.,
Director of Planning

GENERAL MUNICIPAL LAW

Zoning Referral Form

Conditional Permits, Special Permits, Site Plan Reviews & Variances

Director
CORTLAND COUNTY PLANNING DEPARTMENT
37 Church St.
Cortland, NY 13045-2838
Telephone: (607) 753-5043
Fax: (607) 753-5150

GML No. 066.72 - 03 - 19.000
(Tax Map Number)

Date: 7/18/24

Submitting Officer: KEVIN MUMARON

Municipality: VILLAGES OF HOMER

Mailing Address: 31 N MAIN ST
HOMER

Phone Number: 607-749-3322 Fax Number: _____

Type of Referral

The applicant request the following:
Variance: X Bulk - Article II Section 228-12 D(1)
Use - Article _____ Section _____

Special Permit: Article _____ Section _____

Conditional Permit: Article _____ Section _____

Site Plan Review: Article _____ Section _____

Reason(s) for request: REQUESTING A NEW PORCH BUILT CLOSER TO
THE FRONT & SIDE YARDS THAN ALLOWED IN R-2 DISTRICT

Is the above action a Type 1 _____, Type 2 X, or unlisted action under the State Environmental Quality Review Act? Attach required environmental assessment forms for Type I and unlisted actions.

The following information is required for your application to be complete:

1. Name of petitioner: PAULA JONES

Owners name (if different): (SAME)

Date of acquisition: 07/10/2014

Address: 15 N WEST ST

State: NY Zip: 13017

Phone Number: 607-591-4307 Fax Number: _____

2. A Site Plan Map showing:
- a. Scale (1 inch equals 20 feet if site is less than 1 acre or an agreed upon scale for a site larger than 1 acre)
 - b. North Arrow
 - c. Physical Characteristics of Site, existing and proposed (Topography, Water and Vegetation)
 - d. Layout Plan Showing buildings, parking and available utilities
 - e. Surface and Subsurface Drainage Plan, incorporated with Layout Plan
 - f. Location of County or State facility pursuant to Section 239 l, m and n of the General Municipal Law
 - g. Location Map at 1"=1000' scale
 - h. Area Map at 1"=200' or an agreed upon scale
 - (1) zoning classification of subject and adjoining properties
 - (2) surrounding land use within 500 feet of subject property
 - (3) surrounding zoning classifications

3. A certified Tax Map from the Cortland County Office of Real Property and Assessment showing the property lines of the applicant's property.

4. Availability of public utilities and services:

Water PUB District _____ ; Sewer PUB District _____ ;
Fire Protection HMR District _____ ; Refuse Collection PUB
Special services required: N/A

5. Does Site Plan conform to municipal master plan? Y If not why? _____

6. Does Site Plan conform to county land use plan? Y If not why? _____

7. School District: HCB - HOMER CENTRAL

8. Projected energy consumption: N/A Type: _____

9. Traffic generation (expected vehicle departures and arrivals per 24 hour period) : N/A

NOTE: All maps require the name and address of the N.Y.S. licensed engineer or land surveyor responsible for preparing the seal and map.

Kenneth McMahon - CEO VILLAGE OF HOMER
Signature and Title of Submitting Official

(REVISED: 8/01)

**VILLAGE OF HOMER
APPLICATION TO ZONING BOARD OF APPEALS**

To the Zoning Board of Appeals,
Village of Homer, New York:

Appeal No. _____
Date _____

I(We) Paula Jones
of 15 N. West St (Name) Homer
(Street and Number) (Municipality)
New York 607 591 4307
(State) (Phone Number)

Tax Map Number: 66172-03-19,000

1. I HEREBY APPEAL TO THE ZONING BOARD OF APPEALS FROM THE DECISION OF THE ORDINANCE ADMINISTRATOR AS SHOWN ON THE ATTACHED BUILDING PERMIT APPLICATION DATED _____

2. I WANT (select one of the following paragraphs and provide complete information):

a) AN INTERPRETATION of the meaning of Section _____ of the Village law, particularly the phrase _____

I think it means _____

AREA (KJM)
b) ~~A~~ VARIANCE* because (you must show why your case should warrant an exception to the law. Be sure to describe any peculiar topography or shape of your parcel, your inability to use it as the law now would require, why your proposed use would not be harmful to your neighborhood, why the present hardship is not of your own making, and all other reasons you may have) The addition of a front porch would only extend out 5 feet further than the existing left side of the house. My neighbors porch extends out past what I am proposing.

c) A SPECIAL USE PERMIT* as permitted in a _____ zone by Section _____ of the law.

d) A SPECIAL EXTENSION* of a non-conforming use. (Give the history of the use of your property for the past few years; if rented, tenants' names, dates of occupancy, the use each tenant made of the property during such times, periods of vacancy or non use, your plans for the use of the property, etc. _____)

e) AN AREA VARIANCE* (you must show why your case should warrant an exception to the law: be sure to describe fully whatever practical difficulties there are which prevent your compliance with existing area regulations. _____)

f) A VARIANCE FOR SIGN INSTALLATION* (you must show that the proposed sign will not harm the neighborhood, interfere with safety, traffic, etc. _____)

3. PROFESSIONAL REVIEW.

4. FOR THE ABOVE REASONS, I ASK THE ZONING BOARD OF APPEALS TO OVERRULE THE ZONING ENFORCEMENT OFFICER'S DECISION OR INTERPRETATION AND GRANT THE PERMISSION REQUESTED. I UNDERSTAND THAT SUCH PERMISSION, IF GRANTED, MAY CONTAIN OTHER CONDITIONS. I SWEAR TO THE TRUTH OF THE STATEMENTS MADE IN THIS APPLICATION.

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

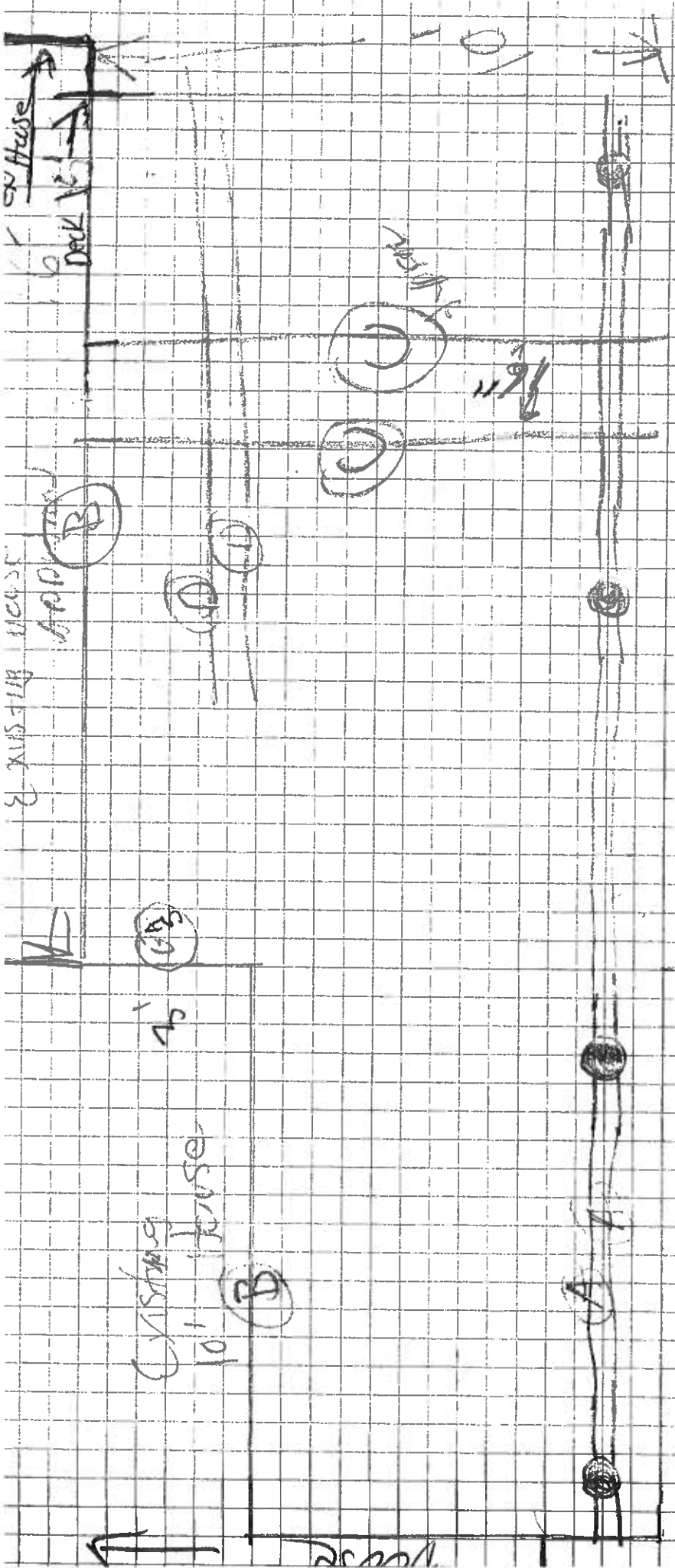
Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information							
Name of Action or Project: <div style="text-align: center; font-size: 1.2em;">Front porch</div>							
Project Location (describe, and attach a location map): <div style="text-align: center; font-size: 1.2em;">15 N. West St Homer NY: Front porch, right side front of house</div>							
Brief Description of Proposed Action: <div style="text-align: center; font-size: 1.2em;">Front porch on the right front of the property 10x25: Kevin has the drawings.</div>							
Name of Applicant or Sponsor: <div style="text-align: center; font-size: 1.2em;">Paula Jones</div>		Telephone: 607 591 4307 E-Mail: Jones@homercentral.org					
Address: <div style="text-align: center; font-size: 1.2em;">15 N. West St</div>							
City/PO: <div style="text-align: center; font-size: 1.2em;">Homer</div>		State: <div style="text-align: center; font-size: 1.2em;">NY</div>	Zip Code: <div style="text-align: center; font-size: 1.2em;">13077</div>				
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
3.a. Total acreage of the site of the proposed action?		less than 1 acres					
b. Total acreage to be physically disturbed?		1/8 acres					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		less than 1 acres					
4. Check all land uses that occur on, adjoining and near the proposed action.							
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland							

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: <u>no water needed</u>	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: <u>no water involved</u>	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES		

<p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)?</p> <p>If Yes, explain purpose and size: <u>no</u></p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</p> <p>If Yes, describe: <u>no</u></p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</p> <p>If Yes, describe: _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor name: <u>Paula Jones</u> Date: <u>7/8/24</u></p> <p>Signature: _____</p>		



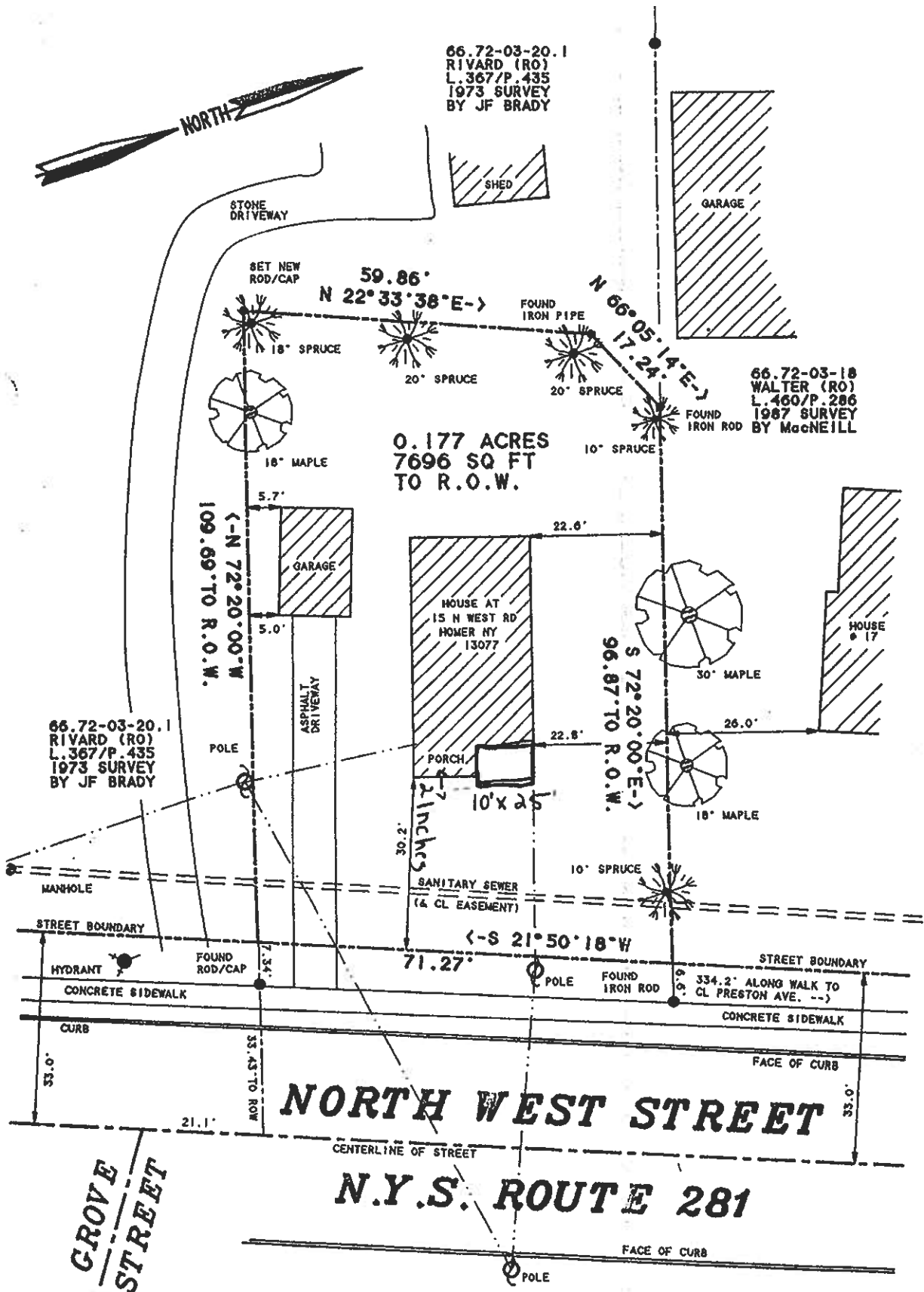
(Circled marker) = 6x6x8 post = 1 Bay 5 and 1 Bay 10 / 2 = Bays center to the 16' Deck

(A) = 2x10x10 - Double end
 No end (CS)

(B) 2x10 = 1/4" for 6 base w/ fingers

(C) 2x6x6 - 1/4" center to 16' Deck

(D) - 5/4" Deck Boards



LANDS OF: **KENNETH R. STEVENS** (REVISED OWNER)

LOT: -- VILLAGE OF HOMER CORTLAND COUNTY, NEW YORK STATE

TO: CORTLAND SAVINGS BANK

DEED REFERENCE (LIBER/PAGE) L. 523/P. 160

TAX MAP PARCEL# 66.72-03-19

SURVEY DATE 7/30/96 SCALE: 1" = 20'

STOCKWIN SURVEYING
 69 JAMES ST. HOMER, NY 13077
 PHONE 607-749-5263 (LAND)

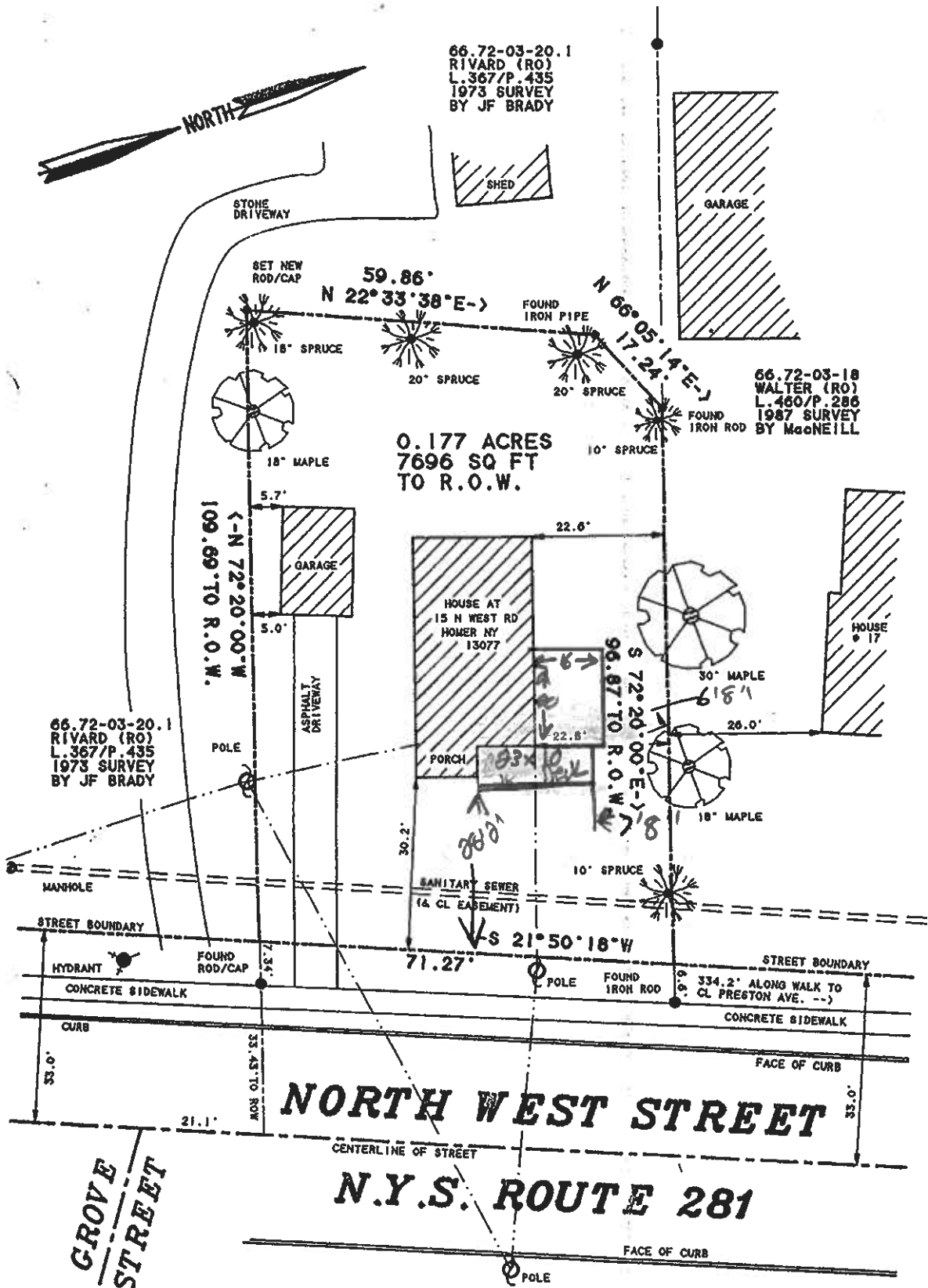
FILE NO. 96101

7 AUGUST 1996 DATE OF CERTIFICATION

SIGNATURE (R. JAMES STOCKWIN, P. 63)

RAISED SEAL

CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION (AND ITS ASSIGNEES) LISTED HEREON. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL AGENCIES OR INSTITUTIONS OR TO SUBSEQUENT OWNERS.



LANDS OF: **KENNETH R. STEVENS** (REPUTED OWNER)

LOT: -- VILLAGE OF HOMER CORTLAND COUNTY, NEW YORK STATE

TO: CORTLAND SAVINGS BANK

DEED REFERENCE (LIBER/PAGE)	L.523/P.160
TAX MAP PARCEL#	66.72-03-19
SURVEY DATE	7/30/96
SCALE	1"=20'

STOCKWIN SURVEYING
 69 JAMES ST. HOMER, NY 13077
 PHONE 607-749-5263 (LAND)

FILE NO. **96101**

7 AUGUST 1996
 DATE OF CERTIFICATION

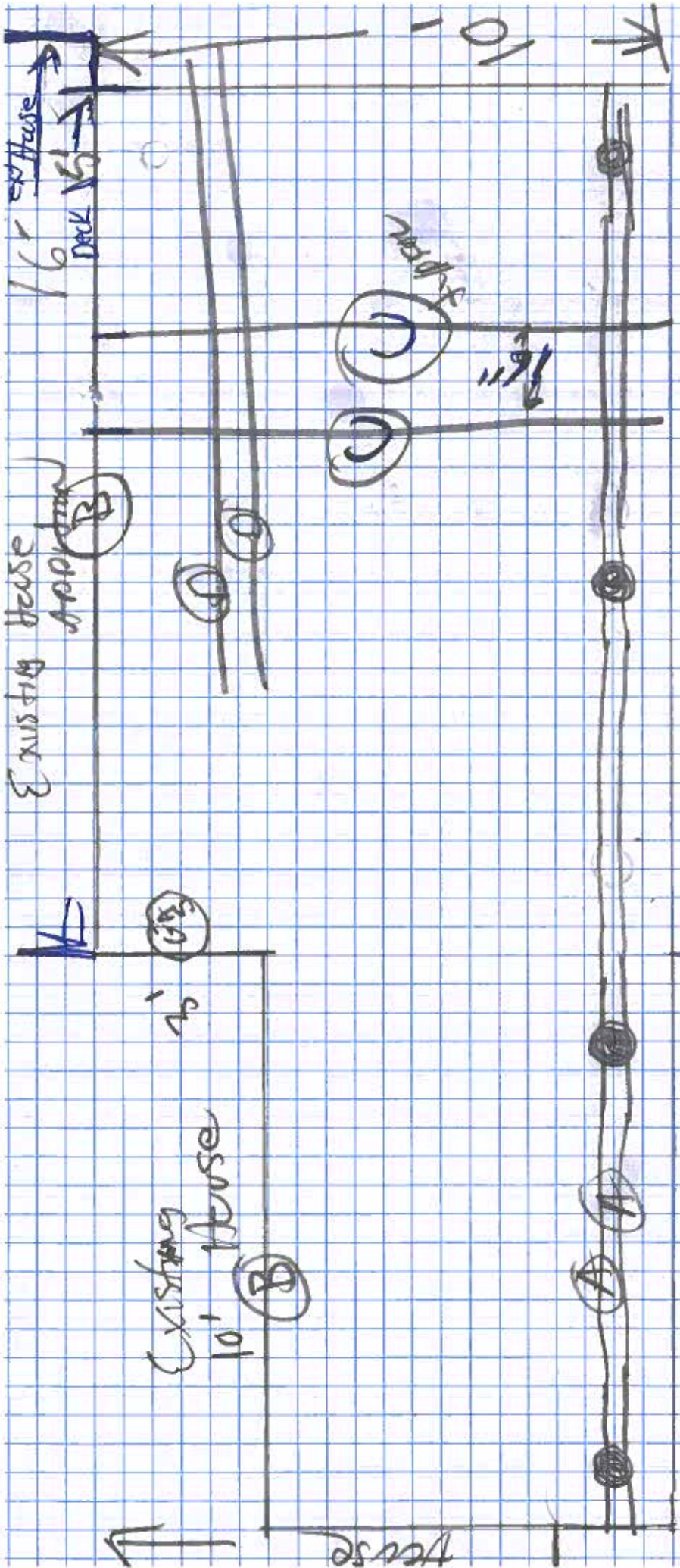
James Stockwin
 SIGNATURE (S. JAMES STOCKWIN, P.S.)

RAISED SEAL

CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION (AND ITS ASSIGNEES) LISTED HEREON. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL AGENCIES OR INSTITUTIONS OR TO SUBSEQUENT OWNERS.

ALL REVISIONS MUST COMPLY WITH SECT. 7209 SUBDIVISION 2 OF THE N.Y.S. EDUCATION LAW

Paula Jones



● = 6x6x8 post - 1 Bay Stair Bottom / 2-Bays Concrete IN Hk 4' Deep

Ⓐ = 2x10x10 - Double ^{any} Notched post

Ⓑ 2x10 - Attached to Hoose w/ Hangers

Ⓒ 2x10x0 - 16' Centers typical

Ⓓ - 5/4 Deck Beams

All PRESSURE Treated Paula Jones

4 6x6x8' post

25 2x10x10

2 2x10x16

8 Bags
concrete

15 16' } Deck
7 10' } BOARDS
Premium

4 BAGS
STONE

SCREWS
LAG BOLTS

Kevin McMahon

745 0004

VILLAGE OF HOMER

BUILDING PERMIT APPLICATION

31 North Main St. - Homer, NY 13077 - 607-749-3322

Building Permit #: _____ Date issued: 7/10/24 Fee paid: _____

Tax Map #: 46,72-03-19,000 Est. Cost: \$ 3,000

This notice must be prominently displayed on the property or which it pertains.

Applicant Name: PAULA JONES

Property Owner Name: PAULA JONES

Permitting (What is your project): 10x23 Deck
Paula Jones

Address: 15 N. West St Homer NY

Phone Number: 6075914307 Zoning District: _____

You will be expected to provide detailed drawings of your project which should include: details of all materials to be used, all measurement and spacing details, and measurements to the property line when appropriate.

Do not proceed beyond these points until countersigned below by the inspector. Any work covered before inspection, including footers and foundation shall be uncovered upon the request of the Code Enforcement Officer. If proper inspection cannot be performed neither a Certificate of Occupancy nor Certificate of Compliance will be issued for work covered under this permit.

Footing before pouring concrete _____
Framing before closing _____
Plumbing before enclosing _____
Insulation Inspection _____

Footing before backfill _____
Electrical before enclosing _____
HVAC before enclosing _____
Final Inspection _____

Permission is hereby granted to proceed with the work as set forth in the specifications, plans, or statement now on file in this department. Any amendments made to the original plans or specifications must be submitted for approval.

I hereby certify that: The above information is true to the best of my knowledge and the building (s) to be built under this Building Permit will meet the requirements of the Village of Homer, New York Ordinances and the New York State Building Construction Code. That all workmen engage thereon are covered by Workmen's Compensation Insurance, certificate of which is herewith filed with this application. That the building (s) will not be occupied until a Certificate of Occupancy is issued.

[Signature]
Applicant

Issuing Officer

Application Approved
Application Denied

Homer Village Clerk

**VILLAGE OF HOMER ZONING
BOARD OF APPEALS**

**Public Hearings & Meeting Minutes - Thursday, 25 July 2024 - 6:30 PM
Village Offices - 31 North Main Street - Homer, NY**

Board Members

Adam Clifford, Chair
Patricia Pollak
Daniel Zech *
Michael Harter

(*absent)

Others Present

Dan Egnor, Village Clerk

Applicants/Public Present

Stephanie Koslowski

Acting Chairman Clifford opened the Public Hearing at 6:30 PM.

APPEAL #509

Stephanie Koslowski/Applicant-Owner - 67 North Main St. - TM #66.67-01-01.000-R-2 - Article 11: 107-5 (A)-Variance is to construct a privacy fence higher than 6 feet. Chair Clifford recognized the applicant and asked Stephanie to restate her variance. Stephanie would like the fence on the side yard to shield her from the neighbors parking area. She is asking for the extra height due to the neighbor's property elevation is higher than her property. There was one neighbor disagreed and the owner of the property was agreeable to the fence. Members also suggested that a seven-foot fence would be agreeable.

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

BOARD DISCUSSION / DECISIONS

1. Would there be an undesirable change in neighborhood character or a detriment to nearby properties?

Finding: Yes- all Board members present agreed.

2. Can the benefit be achieved by other means feasible to the applicant?

Finding: No- 2, Yes -1.

3. Is the requested variance substantial?

Finding: Yes- all Board members present agreed.

4. Would the variance have an adverse impact on the physical or environmental conditions in the neighborhood?

Finding: Yes-all Board members present agreed.

5. Has the alleged difficulty been self-created.

Finding: No- all Board members present agreed.

A motion was made by Member Harter to allow the variance of seven-foot fence. The motion was seconded by Member Pollak, with the vote recorded as follows:

**Ayes: Chair Clifford
Member Harter
Member Pollak**

Nays: None

Abstain: None

Motion carried.

APPROVAL OF MINUTES – 30 MAY 2024 BY Member Harter, second by Member Pollak.

**Ayes: Chair Clifford
Member Harter
Member Pollak**

Nays: None

Abstain: None

Motion carried.

ADJOURNMENT

At 6:55 PM, a motion was made by Member Harter to adjourn the meeting. The motion was seconded by Member Pollak, with all those present voting in favor.

Respectfully Submitted,
Maureen Hoy Account Clerk