

Zoning Board of Appeals Minutes

November 12, 2024

Proceeding

Meeting called to order at 7:00 p.m. by Chairman Bob Lannon.

Flag Salute

Shelly Cahoon led the Flag Salute

Welcome

Bob Lannon welcomed everyone.

Roll Call

Upon roll call the following members were present: Chairman Bob Lannon, Dalton Bean, Amy Connelly, Tom Hamilton, Shelly Cahoon and Nick Santino.

Others Present: Code Officer Roger Gallant, Tom Wetherby, Dave Fantuzzo and Clerk Diane Bean.

Guests: Daniel Stewart

Minutes:

A motion was made by Gordon Smith, seconded by Amy Connelly to approve the minutes from the October 8, 2024 meeting.

VOTE: AYES: 7 NAYS: 0 ABSTAIN: 0 ABSENT: 0

New Application:

1211-24A: by **Daniel Stewart** of **North Rose, NY** for the property at **6496 Ann Lee Dr.** to extend his dock to 125'. The length and square foot area of the proposed dock exceeds the limits of the **Town of Huron's Local Waterfront Revitalization Program (LWRP)**. The proposed dock addition must be approved by a Variance granted by the Zoning Board of Appeals.

Amy Connelly moved, seconded by Gordon Smith, that the Board find this request for Area Variance to be a Type II action of section 617.5 (c) (12) of SEQRA having no significant environmental impact.

VOTE: AYES: 7 NAYS: 0 ABSTAIN: 0 ABSENT: 0

Daniel Stewart spoke of how at the end of his dock currently there is 16" of water and went on to explain that his goal is to extend the dock 50'. Daniel talked about the Army Corp. approval and the DEC's recommended that he only extend it 25' he also explained that the neighbor to the north has applied to extend his dock also.

Bob spoke about not wanting to set a precedence by allowing you to go out to 125'.

Bob inquired with all members as to what their concerns are.

Nick's concern was setting the precedence.

Shelly spoke about boating passed the dock and how it would not hinder them by being able to pass by safely.

Amy believes it is not a navigational hazard but, would like the Sheriff's opinion.

Dalton spoke of how he doesn't see an issue and spoke of how he doesn't think it will set a precedence when each case should be looked at individually.

Gordon believes that the farther the docks are out the more the sediment will be staying farther out and that is not good for the bay.

Tom would like to not see it go over 100' and to go with the DEC recommendation of 25'.

Shelly asked Dan Stewart about what it would mean if he was to only go out 25'.

Daniel Stewart explained that he would only gain 3" of water and went on to explain how the 2014 plan has had a huge impact on everybody and for 50 years we didn't have any problems. He also spoke of not doing the extension if he is not able to go out the 50' because he believes that it will not add any value to his situation.

Bob read a letter of support from John Harrison at 6500 Ann Lee Dr.

Bob Lannon moved, seconded by Shelly Cahoon to table this until the next meeting, pending review by the Wayne County Sheriff's office. The public hearing remains open: All in favor.

Bob Lannon closed the public hearing: All in favor.

Adjournment: Bob Lannon adjourned the meeting at 7:17 p.m.
Diane Bean, Zoning Board Clerk