

Zoning Board of Appeals Minutes

November 14, 2023

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, Gordon Smith, Shelly Cahoon, Nick Santino, Tom Hamilton and Amy Connelly, Dalton Bean Absent.

Others Present: Code Officer Roger Gallant, Deputy Code Officer Chaz Gambino, Clerk Diane Bean and David Fantuzzo.

Guests: Elena Knapp & Guest, John Teeple and Russ Teeple.

Minutes:

A motion was made by Shelly Cahoon, seconded by Amy Connelly to approve the minutes from the October 10, 2023 meeting.

VOTE: AYES: 6 NAYS: 0 ABSTAIN: 0 ABSENT: 1

Withdrawn Applications:

1159-23SP: by **Michael L. Linton** of **Cheektowaga, NY** for the property at **7442 Park Ave** to construct a canopy over existing docks. **The Town of Huron Zoning Law Section 4.1.2** requires structures extending over the water be no higher than 5 feet above the mean high-water mark. **Section 4.1.6** requires a boat hoist/station above a dock shall be permitted only if a Special Permit is granted by the Zoning Board of Appeals.

Bob Lannon made a motion to have the 1159-23SP application withdrawn per Mike Linton's request. All in favor.

1161-23A: by **James Myhers** of **Cape Coral, FL** for the property at **10341 Oregon Ave.** to subdivide the existing parcel into two non-conforming parcels. **The Town of Huron Zoning Law Section 4.2.2.1** Schedule of Minimum Areas and Yards requires parcels in the Resort district to have a minimum lot size of 1 acre and rear yard setbacks of 25'. **Section 4.6.1.10** Alterations, expansions, relocation and extensions of non-conforming uses are not allowed in the Resort district unless granted a Variance by the Zoning Board of Appeals.

Bob Lannon made a motion to have the 1161-23A application withdrawn per James Myhers' request. All in favor.

New Applications:

1172-23A: by **Elena Knapp** of **Rochester, NY** for the property at **10687 Mapleview Heights** to construct a 13' x 30' and a 23' x 28.5' open air deck close to the property line. **The Town of Huron Zoning Law Section 4.2.2.1** Schedule of minimum areas and yards requires structures in the Resort district to have a minimum 75' front yard setback unless granted a Variance 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: 6 NAYS: 0 ABSTAIN: 0 ABSENT: 1

Elena Knapp explained how the new deck came about.

Bob Lannon asked Elena if she knew that she needed a building permit.

Elena Knapp explained that the person she spoke with about building the front deck told her that if she was just replacing it, she wouldn't need a permit. She went on to explain that for the back deck I did think I would need a permit, but I didn't get one.

Shelly Cahoon read the LWRP recommendation letter.
Bob Lannon closed the public hearing: All in favor.

All members inspected and/or are familiar with the site. Upon completion of Finding of Facts Amy Connelly moved, seconded by Nick Santino to approve the application with the following stipulations; outdoor lighting must not be a nuisance to neighbors, existing decks with code issues need to be corrected, front deck needs to remain uncovered and the survey needs to be updated.

VOTE: AYES: 6 NAYS: 0 ABSTAIN: 0 ABSENT: 1

1174-23SP: by **John J. Teeple** of **Wolcott, NY** for the property at **7086 Lake Bluff Rd.** to install a canopy on a seasonal boat hoist. **The Town of Huron Dock & Mooring Law Section 4.1.2** Requires structures extending over the water be no higher than 5 feet above the mean high-water mark. **4.1.6** Requires a boat hoist/station above a dock shall be permitted only if a Special Permit is granted by the Zoning Board of Appeals.

Gordon Smith moved, seconded by Amy Connelly, that the Board find this request for Special Permit to be a Type II action of section 617.5 (c) (12) of SEQRA requiring a short Environmental Assessment Form (EAF). All in favor.

Amy Connelly conducted completion and moved acceptance of Part II of the SEQRA Short Environmental Assessment Form (EAF): seconded by Tom Hamilton. All in favor.

VOTE: AYES: 6 NAYS: 0 ABSTAIN: 0 ABSENT: 1

Shelly Cahoon read the LWRP recommendation letter.
Bob Lannon closed the public hearing: All in favor.

All members inspected and/or are familiar with the site. Upon completion of Finding of Facts Amy Connelly moved, seconded by Gordon Smith to approve the application as submitted with the following stipulations; outdoor lighting must not be a nuisance to neighbors or traffic on Lake Bluff Road or to boat traffic.

VOTE: AYES: 6 NAYS: 0 ABSTAIN: 0 ABSENT: 1

Adjournment: Bob Lannon adjourned the meeting at 7:20 p.m.
Diane Bean, Zoning Board Clerk