

A public meeting of the Zoning Board of Appeals of the Town of Williamson was held on January 26, 2017, in the Town Complex meeting room at 7:02 PM.

The following members were present: Ernie Norton, Chairman
Daniel DeCracker
Noah Knataitis
Chuck Monsees

Absent: Tim Gulick

Also present were Douglas Sheffield, Paul & Jennifer Winslow, Carmelo Calascibetta, Ted Sylvio, and Richard & Beverly Hillman.

The minutes of the December 15, 2016, meeting were reviewed for approval. A motion was made by Dan DeCracker to correct the date of the meeting in the minutes to December 15, 2016, and to approve said minutes as corrected. The motion was seconded by Noah Knataitis. All voted in favor of the motion.

Agenda Items:

Appeal No. 857: Theodore Sylvio of 102 Wayne Dr, Rochester, NY. Applicant is requesting setback relief for non-conforming parcel. Property is owned by Carmelo Calascibetta and located at 4080 Ridge Rd, Williamson. Zoned MU-1 (Mixed use).

Public Hearing opened at 7:04 PM

Mr. Sylvio wishes to purchase the property at 4080 Ridge Rd, to open a small restaurant selling pizza and subs, and offering a small catering menu. The business would be operated by his sons, Brian and Ted.

The parcel was the home of Cam's Pizzeria until June 2015. Because this business was closed over 18 months ago, the pre-existing use is no longer grandfathered in. The parcel does not meet zoning requirements for lot size and for setback on both the east and west sides, for restaurant use.

The Building and Zoning Office has received no comment or correspondence from the community.

Public Hearing closed at 7:08 PM.

SEQR Statement: This is a Type II action and requires no further review.

A motion was made by Noah Knataitis to approve Appeal No. 857 as submitted, granting 7241 square feet of area relief for lot size, 5 feet of east side setback relief, and 1 foot of west side setback relief. The motion was seconded by Dan DeCracker. All voted in favor of the motion.

Appeal No. 858: Paul Winslow of 5988 Russell Rd, Williamson, NY. Applicant is requesting a use variance to construct a mini-storage facility. Property is owned by Daryl Minier and located at 5755 Route 21, Williamson. Zoned R-1 (Residential).

Public Hearing opened at 7:13 PM

Mr. Winslow wishes to purchase the property at 5775 Route 21, which currently contains two 3-unit, single-story apartment buildings. It is a large piece of land (over 12 acres), and Mr. Winslow feels that adding a single mini-storage building would be a good complement to the existing rental use. He intends to construct the mini-storage building, which would contain 22 storage units, very near the former location of what had once been a recreational hall (that building was demolished long ago). The mini-storage would use the existing driveway. Site work is required before the building could be constructed. After checking into construction costs and needed separation between the units, Mr. Winslow desires the proposed building to be no more than 90' by 52'.

In response to questions from neighboring property owners, Mr. Winslow stated that the driveway would be extended to go all the way around the proposed structure, that a light would be added behind the proposed structure, that security cameras would be installed, and perhaps a chain-link fence. The neighbors expressed their agreement to the project.

The Building and Zoning Office has received no comment or correspondence from the community.

Public Hearing closed at 7:20 PM.

SEQR Statement: This is a Type II action and requires no further review.

A motion was made by Chuck Monsees to approve Appeal No. 858 a use variance to construct one mini-storage building no larger than 90' x 52' as proposed. The motion was seconded by Ernie Norton. The motion was tabled pending referral to the Wayne County Planning Board.

There being no further business, a motion to adjourn was made by Chuck Monsees, and seconded by Dan DeCracker. All voted in favor.

Respectfully submitted,

Christine Nagel, Secretary