

APPROVED

A public hearing before the Zoning Board of Appeals of the Town of Williamson was held on January 22, 2015, in the Town Complex meeting room at 7:00 PM.

The following members were present:

Present: Ernie Norton, Chairman
Daniel DeCracker
Noah Knataitis

Absent: Tim Gulick
Chuck Monsees

Also present were Paula Datthyn and Joseph Maliga, Code Enforcement Officer.

The minutes of the December 18, 2014, meeting were reviewed for approval. After a brief discussion, a motion to approve the minutes as corrected was made by Noah Knataitis and seconded by Ernie Norton. All voted in favor of the motion.

Notice of Action for Appeal No. 831: John & Lisa Sawyer of 3055 Seeley Rd, Williamson, NY. For setback relief. Property is owned by applicants and is located at 3055 Seeley Rd, Williamson. Zoned A-1 (Agricultural).

Motion made by Ernie Norton to accept Notice of Action for Appeal No. 831, and seconded by Noah Knataitis. All voted in favor.

Agenda item:

Request for interpretation: Paula Datthyn of 6278 Vick St, Williamson, NY. Applicant is requesting interpretation of the new zoning law for a shed she would like to have placed on her property. Property is owned by applicant and is located at 6278 Vick St, Williamson. Zoned MU-1 (Mixed-Use).

The applicant's home is on a corner lot in the MU-1 district. She is trying to figure out the best location for a shed/utility building that meets the setback requirements, and requests an interpretation as to what the setbacks are for an accessory structure on her lot.

A discussion ensued about code requirements found in the Bulk & Use Table for the MU-1 Zone and the Yard Regulations of §178-70 (C)(2), along with the layout of the applicant's property, the location of the dwelling in relation to the property lines, and other factors. It was determined that placing a shed in the southeast corner of the lot would avoid the need for a variance. Most any other location on the parcel in question would require the owner to apply for and obtain a variance.

Joseph Maliga, Code Enforcement Officer, wanted to know the Board's conclusion regarding an accessory structure being erected on a parcel in advance of the primary use.

Specifically, can a pole barn or post-frame building be erected as an accessory use first, and a single-family dwelling as the permitted use be constructed at a later date? It was the Zoning Board's consensus that a use variance would be required to build an accessory structure first.

The Zoning Board of Appeals was contacted by the Division of Land and Water Resources (of the NYS Department of Agriculture and Markets), wanting to know if Jason Sonneville would be receiving his permit for farm labor housing. The Town has to comply with the Department of Agriculture and Markets. But since his April 2014 variance was denied, Mr. Sonneville must reapply.

Ernie Norton was going to discuss with Tom Watson about revising the Town Zoning Code to change the zoning of each side of Lake Ave to a depth of 300' from A-1 to R-1. The Zoning Board of Appeals may want to make a formal recommendation to the Town Board about this.

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

Respectfully submitted,

Christine Nagel
Secretary