

A public meeting before the Zoning Board of Appeals of the Town of Williamson was held on January 25, 2018, in the Town Complex meeting room at 7:00 p.m.

The following members were present: Ernie Norton, Chairman  
Daniel DeCracker  
Tim Gulick  
Chuck Monsees  
Janet Nelson, Alternate

Absent: Noah Knataitis

Also present was Danielle Grace.

The minutes of the December 28, 2017, meeting were reviewed for approval.

A motion to approve said minutes as submitted was made by Tim Gulick and seconded by Chuck Monsees. Four voted in favor of the motion; not being present at the December 2017 meeting, Janet Nelson abstained.

#### **Agenda Items:**

Appeal No. 874: Danielle Grace of 6290 Vick St, Williamson, NY. Applicant is requesting an area variance to install a utility shed. Property is owned by applicant and is located at 6290 Vick St, Williamson. Zoned MU-1 (Mixed Use).

Public hearing opened at 7:03 PM

Danielle Grace applied for a permit to install a shed on her property to be used for storage. The permit was approved and issued by the building inspector, and the structure was installed. Upon performing what was to be the final inspection, it was realized that the unit did not meet the 40' setback required for a corner lot, and it is closer to the road than that side of the dwelling. This lot is 0.28 acres.

The plot plan submitted indicates the unit will be 20' from the road, but the installer dropped the shed when no one was home and put it five feet closer. In addition, the edge of the right of way (i.e., the front lot line) is an additional three feet from the edge of the road. Thus the unit is 12' from the front lot line.

There have been no comments from the public.

Public hearing closed at 7:14 PM.

The Board reviewed and discussed applicable portions of the Zoning Code and the uniqueness of this appeal.

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

A motion was made by Dan DeCracker to grant Appeal No. 874, allowing (1) 28' of front setback relief on the (south) Ridgewood Cir side and (2) 48' of relief allowing the accessory structure to be located forward of the primary dwelling relative to Ridgewood Cir. Chuck Monsees seconded the motion. All voted in favor.

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