

DRAFT

A public hearing before the Zoning Board of Appeals of the Town of Williamson was held on February 24, 2016, in the Town Complex meeting room at 7:00 PM.

The following members were present:

Ernie Norton, Chairman
Daniel DeCracker
Tim Gulick
Noah Knataitis
Chuck Monsees

Also present were John DeRouchey, Dean & Norma Jean Hartfiel, Nick Hardin, Anthony Lachiusa, Brooke Ruffell, Emelia Sonnevile, Colton Urbanik, Caleb Jordan,, Nancy Gowan (Town Councilmember), Joseph Maliga (Code Enforcement Officer), and Christine Nagel (Clerk).

The minutes of the January 28, 2016, meeting were reviewed for approval. A motion to approve the minutes as submitted was made by Tim Gulick and seconded by Ernie Norton. All voted in favor of the motion.

Notice of Action for Appeal No. 841: Donna Giardina of 3955 Route 104, Williamson, NY. For use variance. Property is owned by Eugene VanKouwenberg and located at 3955 Route 104.

A motion to accept Notice of Action for Appeal No. 841 was made by Dan DeCracker and seconded by Chuck Monsees. All voted in favor of the motion.

Notice of Action for Appeal No. 849: Jason Hinkelman of 6023 Route 21, Williamson, NY. For use variance. Property is owned by The T&C Company, LLC, and is located at 4243 Ridge Rd.

A motion to accept Notice of Action for Appeal No. 849 was made by Chuck Monsees and seconded by Dan DeCracker. All voted in favor of the motion.

Notice of Action for Appeal No. 850: Richard Smith of 3199 Lake Rd, Williamson, NY. Request for area variance. Property is owned by applicant and is located at 3199 Lake Rd.

A motion to accept Notice of Action for Appeal No. 850 was made by Tim Gulick and seconded by Ernie Norton. All voted in favor of the motion.

Agenda Items:

Appeal No. 851: John DeRouchey of 865 County Route 6, Phelps, NY. Applicant is requesting setback relief in order to install a residential photovoltaic system. Property is owned by Dean Hartfiel and is located at 6627 Tuckahoe Rd, Williamson. Zoned I-1 (Industrial).

Public Hearing opened at 7:07 PM

John DeRouchey from Halco Energy in Phelps, NY, explained that the Hartfiels, who own the property, wish to have solar. A roof-mounted system is not possible on the house due to the trees both on the Hartfiels property and on the property of the south neighbor. It is not possible on the barn because the barn is too small. The trees on both properties, along with the barn on the Hartfiels' parcel also limit the location of a ground-mount system. In reviewing the site map, the only suitable location for a solar array is in the location where the pool is now.

There was no public comment. The Building and Zoning Office received no communications from the community.

Public hearing closed at 7:15 PM

Per Town of Williamson Local Law 2015-2, in the I-1 zone, the minimum lot size for a ground-mounted Photovoltaic System-Small is one acre, and the required setbacks are: front, 50 feet; side, 20 feet; and rear, 30 feet.

The Hartfiels' lot is .40 acres. Two maps were submitted with this variance application, and the Board found that there is a 12-foot discrepancy in the measurements to the rear lot line. The Board discussed the importance of having final, accurate dimensions. The applicant or owner needs to locate an existing pin or obtain a new survey.

A motion was made by Dan DeCracker to table Appeal No. 851 for a period not to exceed 90 days to allow the applicant to determine the surveyed distance from the proposed solar array and the rear lot line and the side (north) lot line. The motion was seconded by Ernie Norton. All voted in favor.

The Board discussed which members will be away for the March meeting, and the need to change the date in order to have a quorum of members for any agenda items.

A motion was made by Dan DeCracker to hold the March meeting of the Zoning Board of Appeals on Tuesday, March 22, 2016. The motion was seconded by Tim Gulick. All voted in favor of the motion.

Ernie Norton and Chuck Monsees explained to the students present the purpose of the Zoning Board of Appeals, what a variance is, and why a property owner might wish to apply for a variance.

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

Respectfully submitted,

Christine Nagel, Secretary