

A public meeting of the Zoning Board of Appeals of the Town of Williamson was held on February 23, 2017, in the Town Complex meeting room at 7:02 PM.

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

Also present were Andy & Stephanie McQuade, Alexander Traas, Nancy Gowan, Travis Ficarra, Jessica Brandt, Corinne McCray, Sarah Haak, Christian Morrill, Rich Bergman, Mike Jones, Mike Enos, Bailey DiSanto, Clayton Belmont, Amber & Jeff Morlock, Jacob Harie, Sharayan Fisher, Ben Ledain, and Joseph Maliga (Town of Williamson Code Enforcement Officer).

The minutes of the January 26, 2017, meeting were reviewed for approval. A motion was made by Noah Knataitis to approve said minutes as submitted, and was seconded by Dan DeCracker. All voted in favor of the motion.

The Zoning Board of Appeals received, late this afternoon, a preliminary report from the Wayne County Planning Board regarding their review of our Appeal No. 858 (Paul Winslow, for 5775 Route 21). A motion was made by Chuck Monsees to postpone the vote on this appeal to the March 23, 2017, meeting, to give the Board time to review the recommendations from Wayne County Planning Board. The motion was seconded by Tim Gulick. All voted in favor of the motion.

Agenda Items:

Appeal No. 859: Jefferey and Amber Morlock of 6692 Tuckhoe Rd, Williamson, NY. Applicants are requesting lot width relief to operate a farmette. Property is owned by Jefferey Morlock and is located at 6692 Tuckahoe Rd, Williamson. Zoned A-1 (Agricultural).

Public Hearing opened at 7:04 PM

The Morlocks wish to operate a farmette on their 5.87-acre property at 6692 Tuckahoe Rd. An area variance is needed because the lot is 85' wide at the road; their L-shaped lot is 246' wide at the rear. Per §178-10, the required lot size is 5 acres and the required lot width is 300'.

The Morlocks plan to hatch chicks for sale. Their plan is to start with 100 chickens, keeping the operation closer to the house. As they expand, they would clear land and move the operation farther back. They anticipate taking two years to expand to 1,000 chickens.

The neighbors expressed concerns about smell and noise, about nuisance wildlife and insects, and about the location of future poultry buildings. The Morlocks reiterated their plan to move the operation farther back on their parcel as they expand, and explained how they would construct the buildings to direct airflow and, therefore, odor.

The Code Enforcement Officer had sent the Morlocks application and the previously received written responses from the neighbors to Art Williams, Town Attorney. Mr. Williams did call the

Building and Zoning Office this afternoon, relating the following to the Code Enforcement Officer:

As Town Code is written, this appeal is only for the lot width; it is not written for the function (proposed farmette use). The additional concerns that are raised are not relevant to the lot width. Most of the properties in the area are part of the County Agricultural District, and as such, home buyers are required to sign an Agricultural District Notice at the time of their closing. In addition, if the property were more rectangular, giving road frontage of 300', the Morlocks could have begun their operation without appearing before the Zoning Board of Appeals.

Public Hearing closed at 7:55 PM.

A motion was made by Chuck Monsees to table Appeal No. 859 for up to 90 days, pending a written response from, and possible consultation with, the Town Attorney, and that further review and subsequent public hearing before the Zoning Board of Appeal would be readvertised. The motion was seconded by Dan DeCracker. All voted in favor of the motion.

The Board members introduced themselves to the students present, and were able to ask questions of the Board.

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

Respectfully submitted,

Christine Nagel, Secretary