

**APPROVED**

A public hearing before the Zoning Board of Appeals of the Town of Williamson was held on February 23, 2012, in the Assessor's Office at 8:00 p.m.

The following members were present:

Present: Ernest Norton, Chairman      Absent: Tim Gulick  
Bruce Akins  
Jordan Szklany  
Noah Knataitis

Also present: Stephen C. Haywood, Assessor/ Building Inspector, Herman and Wilma Young, Tom Watson, Adam Houpt, Williamson Central students: Tyler Deets, Morgan Baker, Sarah Anne, Chris Selover, Devin Cristales, Danny Perotti, Angelle Flores, Yanecske Flores, Alex Miller, Lewis Mason, Brandon Martinez

The minutes of the January 26, 2012, meeting were submitted for approval. A motion was made by Bruce Akins and seconded by Noah Knataitis to approve said minutes. All voted in favor of the motion.

**Agenda items:**

Appeal No. 796: Adam Houpt, of 3999 Lake Road, Williamson, NY 14589. A request to alter a pre-existing, non-conforming use by adding one apartment to an existing two-family use. Property is owned by the applicant and is located at 3162 Kenyon Road, Williamson. Zoned A-1.

Mr. Houpt addressed the Board and indicated that he wishes to convert his existing two-family residence into a three-family residence. He presented a drawing to the Board showing the proposed alteration. Mr. Houpt indicated that he wishes to split the apartment on the west side of the existing residence to make an extra apartment. Currently, the apartment has 3 bedrooms and is an up and down apartment. Mr. Haywood attached copies of his property record card showing the current footprint of the home and where Mr. Houpt wished to divide the house, making it a third apartment. The new footprint would be a two-bedroom up and down apartment and a one-bedroom, one floor apartment. Bruce Akins asked how many years was the property used as a two-family. Steve Haywood indicated that it has been that way for many years. Ernie Norton asked if the septic system was sufficient for the change. Mr. Houpt and Steve Haywood indicated that it was sufficient since he was not increasing the bedrooms. Mr. Houpt indicated that being able to split the living area would make it easier to heat. He would be able properly insulate the walls in the hopes to help with heating costs.

Ernie Norton read a letter of concern from Paula Datthyn, property owner directly across the street. Said letter is attached to minutes and made a part hereof.

There were no other concerns or public comments.

There being no further discussion, Jordan Szklany motioned to accept Appeal No. 796 as submitted. Noah Knataitis seconded the motion. Upon roll call vote, all voted in favor of the motion. Motion passed.

Appeal No. 797: Herman and Wilma Young, of 4287 Jersey Road, Williamson, NY. A request for a meeting room addition as an accessory use to existing farm winery. Property is owned by the applicants and is located at 4287 Jersey Road, Williamson, NY. Zoned A-1.

Herman Young addressed the Board and presented plans of a proposed expansion of his winery. Mr. Young explained how he wishes to expand his current winery/wine tasting facility. He wishes to add a 1,419 sq ft conference room for special events, expansion of wine tasting area, 1,837 sq ft of general warehousing and men and women's rest rooms.

Mr. Young indicated that his current septic system would have to be moved, while the same leach field would still be used. A pump chamber would also have to be installed. Mr. Haywood explained that the expansion is an accessory structure to a mercantile use wine tasting room. Mr. Haywood indicated that he spoke with Richard Thompson, NYS Regional Code Specialist, and indicated that sprinkler systems were not required, but fire areas would have to be designed and constructed. Williamson Central student, Devin Cristales, wanted clarification as to what Mr. and Mrs. Young wanted to do. Mr. Young again explained what they wished to do in the expansion of their business. Mr. Haywood also explained why they needed to come before the Zoning Board.

Letters were received from Christine Worth from the Wayne County Office of Tourism and Elizabeth Claypoole, of Cornell Cooperative Extension in Wayne County both in support of the proposed expansion. Both letters are attached to said minutes and made a part hereof.

Bruce Akins asked if this changes the use from agricultural to commercial. Mr. Haywood indicated that it would not, since its main use is for wine tasting. Ernie Norton asked Mr. Young if he planned on hiring more employees. Mr. Young indicated that if it were needed he would.

There being no further discussion, Jordan Szklany motioned to accept Appeal No. 797 as submitted. Bruce Akins seconded the motion. Upon roll call vote, all voted in favor of the motion. Motion passed.

Ernie Norton addressed the Williamson Central students. The members introduced themselves. Steve Haywood explained what the Zoning Board of Appeals does and why an applicant comes before them.

Discussion ensued with the class.

There being no further business, a motion was made by Jordan Szklany to adjourn the meeting. Bruce Akins seconded the motion. All voted in favor of the motion. The meeting was adjourned at 8:40 p.m.

Respectfully submitted,

Paula J. Datthyn, Secretary