

WILLIAMSON PLANNING BOARD

Meeting Minutes April 3, 2018

APPROVED

Present:

J. Ferrante
J. Fox
D. Hoffman
J. Willis, Chair

Absent:

A. Bean

Also in attendance: T. Alexander, P. Mitchell, B. Bishop, T. Pagan

The **Work Session** was opened at 7:00 p.m. by J. Willis. Training information was distributed and discussed. Agenda items were reviewed.

The **Planning Board Meeting** was called to order at 7:30 p.m. by J. Willis and the Pledge of Allegiance was recited.

The Motion was made by J. Fox to approve the November 21, 2017 Planning Board Minutes as written; seconded by J. Ferrante. Motion carried with all members voting to approve the Motion.

AGENDA ITEM #1

Application for Special Use Permit per Town of Williamson, Town Code, Chapter 178, Article VII, Section 178-95 for Theresa and Antonio Pagan (Lorenza's Inn), 4922 Lake Road, Williamson, NY 14589. Applicant desires to utilize an existing single family resident as an Inn for transient guests. Property is owned by Theresa Pagan and Zoned A-1.

T. Pagan was present.

Discussion included:

- √ Inn is incorporated as "Lorenza's Inn".
- √ Site had new septic installed in 2012 and is pumped yearly.

- √ T. Pagan and A. Pagan (owners) are on site having built a new home on a separate lot to the back of the property; property will be maintained by the owners.
- √ Any RV vehicles will be parked behind the house; people renting the Inn will not be staying in the RV.
- √ Insurance is pending awaiting approval of the Special Use Permit.

The question was raised regarding the number of guests allowed at a time. It will be rented as a family-oriented property with 6 people maximum. There are 2 bedrooms with a pull out couch. There is one full bath and ½ bath upstairs. The charge will be \$275.00/night.

The owners are interested in having a ribbon cutting ceremony. They want to promote other community businesses and plan to attend local arts and crafts shows, etc. to campaign for and promote visitors to the area.

J. Willis asked if there were any additional comments, questions, and/or concerns. There were none.

The Board agrees that the SEQR is unlisted.

The Motion was made by J. Ferrante to accept the negative declaration; seconded by J. Fox. Motion carried with all members voting to accept the Motion.

The Motion was made by J. Ferrante to accept the application as complete; seconded by J. Fox. Motion carried with all members voting to accept the Motion.

The Motion was made by J. Fox to grant a Special Use Permit for one year; seconded by D. Hoffman. Motion carried with all members voting to approve the Motion.

AGENDA ITEM #2

Informal discussion regarding 4502 Route 104 for a proposed storage building for cars on property owned by Perry Mitchell.

P. Mitchell was present.

Discussion included:

- √ Property was purchased from the Breckenridge family in 2002.
- √ A 30 x 40 basic building would be used mostly for storage; however property owner is also interested in selling a small number of vehicles as a hobby.

- √ Owner spends 6 months out of the year in Florida and would like to have the structure to store the vehicles in during that time.
- √ Pole barn would consist of 3 bays, no lifts, no mechanic.

The applicant is interested in getting started as soon as possible and materials have been ordered.

T. Alexander explained to the applicant that if he is selling vehicles there are certain codes he must comply with. These would include electricity, some type of sanitary waste system and public utilities, potable water for drinking, etc. The structure would need to be compliant with the New York State Building Code. Site Plan Review and Approval was suggested to the applicant with the recommendation that he contact the Wayne County Planning Board.

J. Willis asked if there were any additional comments, questions, and/or concerns. There were none.

There was additional discussion regarding the Baldwin Richardson property. A neighbor to the property was present and interested the Baldwin Richardson property as well as other surroundings properties.

The Motion was made by D. Hoffman to adjourn the Planning Board Meeting at 8:17 p.m.; seconded by J. Fox. Motion carried with all members voting to approve the Motion.

Respectfully submitted,

Joanne Greaney