

APPROVED

A public hearing before the Zoning Board of Appeals of the Town of Williamson was held on April 26, 2012, in the Assessor's Office at 8:00 p.m.

The following members were present:

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

Also present: Stephen C. Haywood, Assessor/ Building Inspector, Daniel Pope, Cynthia Dougherty, William Dougherty and Carol Hopkins

The minutes of the March 22, 2012, meeting were submitted for approval. A motion was made by Jordan Szklany and seconded by Tim Gulick to approve said minutes. All voted in favor of the motion.

The following Notice of Action was submitted for approval:

Appeal No. 798– Michael and Christie Graves. Front setback relief. Tim Gulick made a motion to approve the Notice of Action as submitted. Jordan Szklany seconded the motion. All voted in favor of the motion.

Agenda items:

This parcel has a previous variance, which was granted in 1987 (see Appeal No. 274) attached.

Appeal No. 799 – William Dougherty, 4173 Lake Rd, Williamson. An area variance to construct an addition to an existing garage closer to the front lot line than zoning allows. Required setback is 40 feet, applicant is asking for 15 feet of relief. Property is owned by the applicant.

Dan Pope, Architect, hired by Mr. and Mrs. Dougherty, addressed the Board. He indicated that Mr. and Mrs. Dougherty wish to redesign and reconstruct their existing living area, which would include building a 22' x 22' garage in front of the existing garage with the existing garage to tentatively become living area. A prior variance was granted in 1987 for the initial construction of the home granting a 10-foot front setback relief. Mr. Haywood sent the application to the Wayne County Planning Board since the property borders the county right-of-way. Mr. Haywood received verbal confirmation this morning that, although the Planning Board was not completely happy with the proposed project, it could live with it. Jordan Szklany asked Mr. Haywood if proposed

building plans were submitted to him for this project. Mr. Haywood indicated there were none submitted. Questions were raised if the new project will be as close to the road as Charles Burkwit's property. Mr. Haywood indicated that it would not be.

Mr. Pope, Architect for the Dougherty's, indicated that the plans would include a cupola but would be within the height requirements per zoning.

Chairman Norton asked Mr. Haywood if there were any concerns from the neighboring property owners. There were none.

Carol Hopkins, neighboring property owner, addressed the Board and indicated that she was in favor of the proposed project.

There being no further discussion, Jordan Szklany made a motion to grant Appeal No. 799 with 12 feet of additional relief on the front line. Noah Knataitis seconded the motion. Upon roll call vote, all voted in favor of the motion. Twelve feet was granted instead of the 15 feet requested due to the 1987 hearing which granted them 10 feet.

Mr. Haywood indicated that since he referred this matter to the Wayne County Planning Board, a short Environmental Assessment form needed to be completed in an open meeting. The Board completed the Short Environmental Assessment form.

Mr. Pope asked the Board if Mr. and Mrs. Dougherty wished to relocate the garage on the west side of the property would they be required to come before the Zoning Board of Appeals. Mr. Haywood indicated that they would since the variance granted was only for the garage to be located on the east side of the property.

There being no further business, a motion was made by Jordan Szklany to adjourn the meeting. Tim Gulick seconded the motion. All voted in favor of the motion. The meeting was adjourned at 8:30 p.m.

Respectfully submitted,

Paula J. Dathyn, Secretary