

APPROVED

A public hearing before the Zoning Board of Appeals of the Town of Williamson was held on April 23, 2015, in the Town Complex meeting room at 7:15 PM.

The following members were present:

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

Also present were Ted Peters, Robin DeRue, Andy DeRue, Joseph Maliga (Code Enforcement Officer), and the under-signed clerk.

The minutes of the March 26, 2015, meeting were reviewed for approval. A motion to approve the minutes as corrected was made by Dan DeCracker and seconded by Tim Gulick. All voted in favor of the motion.

Notice of Action for Appeal No. 834: East Williamson Free Methodist Church of 4984 Ridge Rd, Williamson, NY. For setback relief and relief of impervious surface coverage. Property is owned by applicant and located at 4984 Ridge Rd, Williamson. Zoned R-1 (Residential).

Motion made by Noah Knataitis to accept Notice of Action for Appeal No. 834, and seconded by Ernie Norton. All voted in favor.

Agenda item:

Appeal No. 835: Andrew and Robin DeRue of 3226 Ridge Rd, Williamson, NY. Applicants are requesting setback relief to erect a detached garage. Property is owned by applicants and located at 3226 Ridge Rd, Williamson. Zoned A-1 (Agricultural).

The DeRues' house, which sits in the back 1/3 of the lot, has a one-car attached garage. They wish to construct a two-car detached garage, approximately 24' x 32', one story post-frame construction with either metal or vinyl siding. They wish to situate it where a turn-around is currently located. There is no other suitable location on the property. The yard slopes considerably at the east side of the house (the side where the driveway is), and the existing power lines limit potential construction. They also wish to hide the view of the collection of unregistered junk vehicles on the next parcel to the east.

In response to a question from Ernie Norton, the DeRues explained that the septic system is in the rear yard, pretty much between the pool and the shed.

The setbacks on the other properties in the area vary widely.

There has been no communication from any of the neighbors. The DeRues have

personally spoken with two of their neighbors, who have no issue with this proposed project.

Chuck Monsees reminded that any implied financial hardship (e.g., moving power lines, required fill or grading) in order to meet Zoning Code are not to be part of the consideration for granting any variance.

Discussion ensued about alternative locations as well as about locating the proposed structure such that it can be attached to the house and therefore become a part of the primary structure, which would eliminate any need for a variance.

A motion was made by Chuck Monsees to approve Appeal No. 835 as submitted. The motion was seconded by Noah Knataitis. On roll call vote of 4 to 1, the motion was denied. It was determined that the variance would not observe the character of the ordinance and would change the character of the district.

A discussion followed regarding current zoning and its impact on properties which are part of the County Agricultural District.

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

Respectfully submitted,

Christine Nagel
Secretary