

A Public Hearing before the Zoning Board of Appeals of the Town of Williamson was held on May 22, 2008, in the Town Conference Room at 8:00 P.M.

The following members were:

Present: Jay Peters, Chairman	Absent: None
Kurt Allman	
Bruce Akins	
Leigh Furnal	
Ernie Norton	

Also in attendance: Carolyn Wise, Bob Brown, Kent C. Johnson, Bob Henderson, Roland Stevens and Stephen Haywood, Zoning Officer/Building Inspector.

The minutes of the April 24, 2008, meeting were submitted for approval. A motion was made by Ernie Norton and seconded by Kurt Allman to approve as submitted.

The following Notice of Actions were submitted for this month:

Appeal No. 733: Frederick Palmer, a motion was made by Kurt Allman and seconded by Ernie Norton to approve as submitted. Motion passed.

Appeal No. 734: Edward Radin, a motion was made by Leigh Furnal and seconded by Kurt All to approve as submitted. Motion passed.

Appeal No. 735: Armand Roger, variance withdrawn by applicant.

The first appeal to be considered was:

Appeal No. 736: Robert Brown was present and addressed the Board. He stated that he wishes to take down his current garage which measures 16' x16' and wishes to build a 24' x 32' garage. Because of Town of Williamson underground electric line, he is unable to attach the structure to his residence and, in addition, will have to build the proposed structure 36' from his front line when zoning requires 40 feet. Mr. Brown is looking for 4 foot of relief from his front line but would request a little more relief in case the Town needs to maintain the electric line. If the extra footage is granted it won't interfere with the foundation should the Town do any work. Chairman Peters asked Mr. Brown about the height of the proposed garage. Mr. Brown stated it would be approximately 24-25 feet in height, which would accommodate a loft for storage, which Mr. Brown lacks in his residence. Mr. Brown submitted a proposed plan of the garage for the Board's review.

Discussion ensued as to relief requested in order to keep away from power line.

Kurt Allman motioned to grant Appeal No. 736 with 8 foot of relief from front lot line. Ernie Norton seconded the motion. Upon roll call vote, all voted in favor of the variance.

Appeal No. 737: Shirley Beckwith for property on 4235 Pearsall Road. No one was present to address the Board. Leigh Furnal made a motion to table the variance application until the June 2008, meeting. Kurt Allman seconded the motion. Upon roll call vote, all voted in favor of the motion.

Appeal No. 738: Kent Johnson was present to address the Board on behalf of WCS Tracks, LLC. The Board reviewed the survey map prepared by Robert Morris dated May 2, 2008. Steve Haywood clarified to the Board that the triangular piece of property shown on the map was purchased by WCS Tracks, LLC from KM Davies and has since been merged with their adjoining property. Therefore, the relief sought on the north line has changed. Steve Haywood indicated that the property is in a C-3 zone and fronts on two streets, therefore, requiring 50 feet setbacks on both the Cole Street and Railroad Avenue frontages. The relief sought is on the north, west and south lines. Mr. Johnson indicated that the old building will be torn down and a new 8,000 square feet cold storage building will be built. He also indicated that no loading doors would be on the Railroad Avenue side. Loading will be done on the east and west ends.

Discussion ensued.

Ernie Norton made a motion to grant Appeal No. 738 with 35 feet of relief on the north line; 9 foot of relief on the west line; 20 foot of relief on the south line as submitted per plan. Kurt Allman seconded the motion. Upon roll call vote, all voted in favor of the variance.

Appeal No. 739: Robert Henderson was present to address the Board. He wishes to construct a 14' x 21' garage addition to accommodate an indoor handicap ramp. Mr. Henderson indicated that his existing garage to John Jarnot's structure is 95 feet. He is requesting 6 feet of relief. There being no further discussion. Kurt Allman made a motion to grant Appeal No. 739 with 6 feet of relief on the south side of property as per plan. Bruce Akins seconded the motion. Upon roll call vote, all voted in favor of the variance.

Appeal No. 740: Chip Stevens spoke on behalf of Carolyn Wise. He presented plans for the proposed addition, which would connect the existing block garage to the existing 1-story cottage. The new addition would be 10 feet from the side lot line and 5 feet of relief is requested. He explained that Ms. Wise wishes to live in the area closest to Lake Road and her family would live in the back of the residence. There was some concern among the Board members that the property would become a two-family residence. Mrs. Wise indicated that there would be only one kitchen in the residence.

Mrs. Wise spoke to Charlene Hinehline, the neighboring property owner, about the proposed addition and she did not have any objections to the project.

Ernie Norton brought up an issue of the drainage of the water, since he was the adjoining property owner. Chip indicated that the water would drain to the south.

After further discussion, Bruce Akins made a motion to grant Appeal No. 740 with 5 foot of relief on the west lot line with the stipulation that the water must drain to the south on the west side from the proposed addition. Leigh Furnal seconded the motion. Upon roll call vote, all voted in favor of the variance.

There being no further business, a motion was made by Kurt Allman to adjourn the meeting. Ernie Norton seconded the motion. The meeting was adjourned at 9:10 P.M.

Respectfully submitted,

Paula Dattbyn
Secretary
Zoning Board of Appeals