

APPROVED

A Public Hearing before the Zoning Board of Appeals of the Town of Williamson was held on May 28, 2009, in the Town Conference Room at 8:00 P.M.

The following members were:

Present: Jay Peters, Chairman
Leigh Furnal
Bruce Akins
Ernie Norton
Kurt Allman

Absent: None

Also in attendance: Roger and Karen Dobbs, Mark and Jane DeSisto, Mack Cobbs, Town Councilman, Mike Bixby and Stephen Haywood, Assessor/Zoning Officer.

The minutes of the April 23, 2009, meeting were submitted for approval. A motion was made by Ernie Norton and seconded by Bruce Akins to approve the minutes as submitted. Motion carried.

The following Notice of Action was submitted for approval:

Appeal No. 753 – Kurt Mangos. A motion was made by Ernie Norton and seconded by Leigh Furnal to approve as submitted.

Agenda Items:

Continuation of Appeal No. 748 – Joi Ann Kinley of Mitchell Auto Brokers Inc. A request for a special use permit for a clubhouse use in a C-2 zone. Property is owned by Corner Quick Stop, Inc. and is located at 4346 Route 104, Williamson.

No one was present to address the Board for the Appeal on this matter. Since no one was present, a motion was made by Leigh Furnal to dismiss Appeal No. 748 for a special use permit for a clubhouse in accordance with a motion made in the April 23, 2009, meeting. Kurt Allman seconded the motion. Upon roll call vote all voted in favor of the motion.

Appeal No. 754 - Roger Dobbs of 7598 Stoney Lonesome Road, Williamson. A request for a use variance for an in-law apartment. Property is owned by applicant and is located at 7580 Stoney Loneysome Road, Williamson. Zoned A-1.

Mr. Dobbs addressed the Board and explained that he desires to build a new home for himself and include living space for his aging in-laws. The proposed floor plan of the home was presented to the Board for review. The main part of the home would be 1650 sq. ft. while the in-law portion of the home would be 937 sq ft. He explained that it is his desire to have his in-laws live with him due to their age and health and later when they no longer need

it would be converted back to a single-family residence. The approved site plan was previously approved by the Planning Board per subdivision regulations.

No public feedback either for or against the proposed project was received.

Ernie Norton made a motion to grant Appeal No. 754 for an in-law apartment with the stipulation that the home converts back to a single-family residence when the in-laws no longer need the living area. Kurt Allman seconded the motion. Upon roll call vote, all voted in favor of the motion.

Appeal No. 755 - Mack Cobbs, of 5407 Ridge Road, Williamson. A request for front setback relief for construction of a pavilion at the east end of existing structure. Property is owned by Brian Cobbs and is located at 5120 Route 104, Williamson. Zoned C-2.

Mack Cobbs was present to address the Board. He indicated that he wishes to build a 16' x 30' pavilion on the east side of his existing restaurant for his patrons' use for outdoor dining. Mr. Cobbs also indicated that in the future that he would enclose the pavilion, expanding his restaurant. Current zoning requires a 100-foot front setback in a C-2 zone. Mr. Cobbs is asking for 58 feet of relief for the pavilion.

After discussion by the Board, Kurt Allman made a motion to grant Appeal No. 755 with 58 feet of frontline relief with the structure to be no closer than 42 feet from NYS Route 104 right-of-way. Ernie Norton seconded the motion.

There being no further business, a motion was made by Kurt Allman to adjourn the meeting. Bruce Akins seconded the motion. The meeting was adjourned at 8:25 P.M.

Respectfully submitted,

Paula Datthyn
Secretary
Zoning Board of Appeals