

A public meeting of the Zoning Board of Appeals of the Town of Williamson was held on June 28, 2018, in the Town Complex meeting room at 7:00 p.m.

The following members were present: Ernie Norton, Chairman
Daniel DeCracker
Tim Gulick
Chuck Monsees
Noah Knataitis (arrived at 7:07 pm)

Also present were Brian Cuvelier, Rick Vos, and Tom Alexander, Code Enforcement Officer.

The minutes of the May 24, 2018, meeting were reviewed for approval. A motion to approve said minutes as submitted was made by Tim Gulick and seconded by Ernie Norton. All voted in favor.

Notice of Action for Appeal No. 881: Tom & Linda DeCocq of 7578 Fisher Rd, Ontario, NY. Request for an area variance. Property is owned by Linda DeCocq and is located at 7578 Fisher Rd, Williamson. Zoned A-1 (Agricultural). A motion to accept Notice of Action for Appeal No. 881 as submitted was made by Tim Gulick and seconded by Chuck Monsees. All voted in favor.

Agenda Item:

Appeal No. 882: Brian Cuvelier of 3571 Lake Rd, Williamson, NY. Applicant is requesting a use variance to construct an addition to a detached garage. Property is owned by Brian Cuvelier and is located at 4646 Lake Rd, Williamson. Zoned A-1 (Agricultural).

Public hearing opened at 7:08 PM

In 2015, a 50' by 60' post-frame accessory structure was put up on the west side of the lot. The building permit was issued by the previous Code Enforcement Officer following the Planning Board's approval of the site plan. The project was not referred to the ZBA at that time. A certificate of compliance was issued in December 2015. The building is used to store cars and for a wood shop.

The applicant wishes to construct a 50' by 40' addition on the rear of the building that will be 2' lower in height than the original portion. There will be little to no change in the appearance of the property from the road.

Mr. Cuvelier stated that a house will be constructed on the lot at some point, whether it is for himself, for a family member, or a future new owner. The property is well-kept and quiet.

The Building & Zoning office received one call from a neighbor expressing concern about there being more than one property in the area with an accessory structure, but no primary.

The Zoning Board of Appeals is aware of the 2015 site plan approval by the Town Planning Board, and of the subsequent issuance of a building permit by the previous Code Enforcement Officer.

Public hearing closed at 7:24 PM

A motion was made by Chuck Monsees to grant Appeal No. 882 as requested, allowing an increase to the degree of non-conformity with a 50' x 40' addition to the rear of the existing post-frame structure. Tim Gulick seconded the motion. All voted in favor. Motion passed.

This is a Type II SEQR action and requires no further review.

Vote on Appeal No. 877: Johannes Vos of 7487 East Townline Rd, Williamson, NY. Applicant is requesting an area variance to construct a post-frame accessory structure. Property is owned by applicant and is located at 7487 East Townline Rd, Williamson. Zoned A-1 (Agricultural).

The Board reviewed the documents submitted for the April 2018 public hearing of Appeal No. 877, along with the minutes of said hearing.

A motion was made by Dan DeCracker to grant 10' of north side setback relief for Appeal No. 877, as it pertains to the proposed site plan. Tim Gulick seconded the motion. All voted against.

A motion was made by Tim Gulick to grant 43' of front relief to place the accessory structure forward of the front of the primary structure for Appeal No. 877, as it pertains to the proposed site plan. Noah Knataitis seconded the motion. All voted against.

The variance is denied.

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

Respectfully submitted,

Christine Nagel, Secretary