

APPROVED

A Public Hearing before the Zoning Board of Appeals of the Town of Williamson was held on June 25, 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: Pat Mayeu, Chad Ruffell, Mike Scoville, Lara Hackett, Ed Radin, Esq., and Stephen Haywood, Assessor/Zoning Officer.

The minutes of the May 28, 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 Actions were submitted for approval:

Appeal No. 748 – Joi Ann Kinley. A motion was made by Kurt Allman and seconded by Bruce Akins to approve as submitted.

Appeal No. 750 – Jay Peters. A motion was made by Ernie Norton and seconded by Leigh Furnal to approve as submitted.

Appeal No. 751 – Ronald Brugge. A motion was made by Ernie Norton and seconded by Kurt Allman to approve as submitted.

Appeal No. 754 – Roger Dobbs. A motion was made by Leigh Furnal and seconded by Ernie Norton to approve as submitted.

Appeal No. 755 – Mack Cobbs. A motion was made by Bruce Akins and seconded by Leigh Furnal to approve as submitted.

Agenda Items:

Appeal No. 756: Chad Ruffell, 6421 Route 21, Williamson. A request for an area variance for side setback relief for construction of an addition and deck.

Chad Ruffell was present and addressed the Board. He indicated that there is an existing mudroom on the back of his house, which is a pre-existing, non-conforming use in a C-2 Zone, and he would like to add another 6 feet on to the existing mudroom and build a deck.

As a pre-existing use in a C-2 zone the sideline setback requirement is 15 feet from the property line. The proposed new additions he would be 7+/- feet from the property line.

Jay Peters asked if there was any public comment on the matter. There were none.

Ernie Norton made a motion to grant Appeal No. 756 with 8 feet of relief on the north side. Leigh Furnal seconded the motion. Upon roll call vote, all voted in favor of the motion.

Appeal No. 757: Michael Scoville, (property owned by Patricia Mayeu), 4597 Ridge Road. A request for a multi-family use variance in a single-family zone. Mike Scoville, applicant, and Pat Mayeu, owner, were present. Mike Scoville addressed the Board. He indicated that he wishes to convert the upstairs of the 28' x 36' detached garage into a 1-bedroom apartment so that he can reside on the property to help out his mother with expenses. Pat Mayeu lives in the house, adjacent to the garage. The proposed apartment would be approximately 735 square feet and meets bulk requirements.

Kurt Allman asked if a kitchen would be in the plans of the apartment. Mr. Scoville said it would be. Mr. Scoville indicated that all services to the apartment would be separate from the home Pat lived in.

Discussion ensued.

Leigh Furnal questioned Ms. Mayeu and Mr. Scoville that if the property were to ever be sold, would it be sold as a two-family residence? They stated it would not be sold as a two-family residence.

Jay Peters asked if there was any public comment on the matter. There were none.

Leigh Furnal made a motion to grant Appeal No. 757 as submitted with the following stipulations:

1. Property must be occupied by Patricia Mayeu and children ONLY.
2. Variance will cease when Patricia Mayeu no longer resides there.

Kurt Allman seconded the motion. Upon roll call vote, all voted in favor of the motion.

Appeal No. 758: Estate of Vicki DeDee. A request for an area variance in order to divide property and include an existing barn owned by estate on 5626 Arbor Road. Ed Radin addressed the Board and presented survey maps for the Board's review. He indicated that there is currently a purchase offer to buy the house owned by Arlene DeDee on 5626 Arbor Road. The buyer wishes to include in the offer a barn on adjoining land owned by the late Vicki DeDee. The survey map shows that the barn would be approximately 7 feet from the property new proposed property line. Zoning requires 25 feet in an A-1 zone.

Jay Peters asked if there was any public comment on the matter. There were none.

Kurt Allman made a motion to grant Appeal No. 758 as submitted with 18 feet of relief. Ernie Norton seconded the motion. Upon roll call vote, all voted in favor of 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 8:40 P.M.

Respectfully submitted,

Paula Dathyn
Secretary
Zoning Board of Appeals