

**APPROVED**

A public hearing before the Zoning Board of Appeals of the Town of Williamson was held on June 26, 2014, in the Town Complex meeting room at 7:00 PM.

The following members were present:

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

Absent: Bruce Akins

The minutes of the May 22, 2014, meeting were reviewed for approval. A motion to approve was made by Chuck Monsees, and seconded by Noah Knataitis. All voted in favor of the motion.

**Agenda items:**

Notice of Action for Appeal No. 822: Jason Sonnevile of 7373 Lake Ave, Williamson, NY. For a setback variance. Property is owned by applicant and is located at 6737 Lake Avenue, Williamson. Zoned A-1 (Agricultural).

Motion made by Tim Gulick to accept Notice of Action for Appeal No. 822, and seconded by Noah Knataitis. All voted in favor.

Notice of Action for Appeal No. 823: Paul & Nancy Monachino of 4408 Pearsall Rd, Williamson, NY. For an area variance. Property is owned by applicants and is located at 4408 Pearsall Rd, Williamson. Zoned A-1 (Agricultural).

Chuck noted a correction that needs to be made to this notice.

Motion made by Noah Knatatis to accept Notice of Action for Appeal No. 823 as corrected, and seconded by Ernie Norton. All voted in favor.

Ernie has spoken to code enforcement personnel in other towns in the area, and none have maximum lot sizes for any use. In the Town of Williamson, there was a time when a single-family dwelling in the Agricultural Zone required a 5-acre minimum. Following discussion, the Zoning Board of Appeals recommends to the Town Board that the Town of Williamson have no maximum lot sizes for single-family dwellings.

In addition, Ernie has spoken to the Town Board about the setbacks for accessory uses in the mixed use zones (MU-1 and MU-2). These are a hardship for the property owners in

those areas due to the smaller lot sizes and already existing density. The Town Board has stated that those setbacks will be adjusted to be consistent with those in the R-1 zone.

Chuck Monsees submitted his training certificate for the 3-hour SEQR training on April 9, 2014.

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

Respectfully submitted,

Christine Nagel  
Secretary