

APPROVED

A public hearing before the Zoning Board of Appeals of the Town of Williamson was held on July 28, 2011, in the Town Conference Room at 8:00 p.m.

The following members were

Present: Jay Peters, Chairman
Ernie Norton
Bruce Akins
Jordan Szklany

Absent: Kurt Allman

Also present: Richard Mendoza, Linda Kimel, Alan Verbridge, and Stephen C. Haywood, Assessor/Building Inspector.

The minutes of the June 23, 2011, meeting were submitted for approval. A motion was made by Ernie Norton and seconded by Bruce Akins to approve said minutes. All voted in favor of the motion.

The following Notices of Actions were submitted for approval

Appeal No. 785 – First Presbyterian Church – Ernie Norton made a motion to approve the Notice of Action as submitted. Bruce Akins seconded the motion. Motion passed.

Appeal No. 787 – James Steingraber – Ernie Norton made a motion to approve the Notice of Action as submitted. Bruce Akins seconded the motion. Motion passed.

Agenda items:

Continuation of Appeal No. 786: Alan Verbridge, of 6671 Tuckahoe Road, Williamson, NY. Final approval for a Special Use permit for a labor camp. Property is owned by applicant and proposed camp to be located at 3060 Shepherd Road, Williamson. Zoned A-1.

Final approval was brought to the Board after the Planning Board meeting which approved the site plan at the July 5, 2011, meeting. The Planning Board had no concerns regarding the proposed site plan.

The Zoning Board discussed the matter.

Chairman Peters asked if there were any public interest or concerns. There were none. Mr. Haywood indicated that the only question raised was from the Karen Bischooping at the June meeting.

There being no further discussion, Ernie Norton made a motion to approve Appeal No. No. 786 for a special use permit for a labor camp. Bruce Akins seconded the motion. Upon roll call vote, all voted in favor of the motion.

Appeal No. 788 – Richard Mendoza and Linda Kimel of 6506 Lake Avenue, Williamson, NY. Applicant is requesting a use variance to allow two residential uses on one parcel. Zoned R-1.

Mr. Mendoza addressed the Board. He indicated that he and Linda purchased two properties in one deed (6502 and 6506 Lake Avenue). Mr. Mendoza explained that he and Linda were living in one house and Linda's mother was living in the other and that they wish to build a deck from one house to the other thereby crossing property lines. The reason for connecting the deck to the two houses is that it would make it easier for Linda's mother to go between the two houses. Ms. Kimel indicated that there is only 11 feet between the houses. Mr. Haywood asked how what size deck they wished to build and Ms. Kimel indicated it would be 20' x 10'.

The Board had concerns that granting this use variance could set precedence for other property owners to ask for the same type of variance. After some discussion, the Board decided that the Appellants should file for an area variance instead, and the Board decided to waive the application fee.

Mr. Peters asked if there were any public interest or concerns. There were none.

There being no further discussion, Ernie Norton made a motion to grant Appeal No. 788 as submitted. Bruce Akins seconded the motion. Upon roll call vote, all denied the motion.

There being no further business, a motion was made by Ernie Norton to adjourn the meeting. Bruce Akins seconded the motion. The meeting was adjourned at 8:45 p.m.

Respectfully submitted,

Paula J. Dathyn, Secretary