

APPROVED

A public hearing before the Zoning Board of Appeals of the Town of Williamson was held on July 24, 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

Also present was Karen Kreutzer.

The minutes of the June 26, 2014, meeting were reviewed for approval. Two corrections were briefly discussed. A motion to approve the corrected minutes was made by Noah Knataitis, and seconded by Tim Gulick. All voted in favor of the motion.

Agenda items:

Appeal No. 824: David Kreutzer of 3462 Ridge Rd, Williamson, NY. Applicant is requesting setback relief for the purpose of creating a residential parcel approximately one acre in size. Property is owned by applicant and is located at 3462 Ridge Rd, Williamson. Zoned A-1 (Agricultural).

Karen Kreutzer explained that the surveyor finished today; she and Dave had been told this would be done at least a week sooner. They have been told that the completed survey map will be turned in to the Town Building Department on the following morning. They submitted a hand-drawn map of their proposed subdivision for this meeting.

The property is on the south side of Ridge Rd, just east of Salmon Creek Rd. The drawing shows two barns that are approximately 12 inches apart. The front barn of the two is one-story, the rear barn is much taller. The Kreutzers request to draw the property line right at the rear line of the front barn. That front barn would go on the (approximately) one-acre parcel that includes the house. The potential buyer wishes to buy only that acre parcel and its structures at this time.

The approximately five-to-six acres immediately behind the house would include the rear of the two barns and approximately 85 feet of road frontage. It will be retained by the Kreutzers.

The rear acreage, about 53 acres, will be sold to Doug Mason for agricultural use.

The Zoning Board of Appeals stated their unease about making a decision on this appeal without a completed survey map. The Board expressed concern, however, about the narrow distance between the two outbuildings which would end up located on separate parcels with two different owners, particularly the possible loss from one building to the other if there were a fire.

The Board suggested a couple other options to the Kreutzers: one, to redraw the lot lines to put both barns on one parcel; two, to demolish the front barn which is in rather poor condition and may be torn down anyway. The Board recommends that the Kreutzers look at the survey map once it is completed, and evaluate their options in light of the survey requirements.

A motion to table Appeal No. 824 until the August 28, 2014, meeting was made by Noah Knataitis, and seconded by Ernie Norton. All voted in favor of the motion.

Ernie informed the Board of the letter he received from NYS Department of Agriculture & Markets, regarding the denial of Appeal No. 822 (Sonneville). A brief discussion followed.

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

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Respectfully submitted,

Christine Nagel
Secretary