

APPROVED

A Public Hearing before the Zoning Board of Appeals of the Town of Williamson was held on August 28, 2008, in the Town Conference Room at 8:00 P.M.

The following members were:

Present:	Jay Peters, Chairman	Absent:	None
	Kurt Allman		
	Bruce Akins		
	Leigh Furnal		
	Ernie Norton		

Also in attendance: Donald and Carole Schwab, Zenith C. DeVico, Gerald Wheeler, Michael Bixby

The minutes of the July 24, 2008, meeting were submitted for approval. A motion was made by Ernie Norton and seconded by Bruce Akins to approve as submitted.

There are no Notice of Actions for this month to approve.

Agenda Items:

Appeal No. 741 – John Walker special use variance will be tabled until September.

Appeal No. 742 – Continuation Zenith Carol Devico variance. Gerald Wheeler indicated that the Planning Board had approved the site plans as submitted. Steve Haywood indicated he had received a concern from another property owner about the signs on Ms. Devico's property and that they were not in keeping with other area farm stands in the area. Mr. Wheeler said he would change the signs to make them look more appealing.

Kurt Allman made a motion to grant **Appeal No. 742** for a special use permit for a farm stand with the stipulation that the signs conform to current zoning regulations. Leigh Furnal seconded the motion. Upon roll call vote, all voted in favor of the variance.

Appeal 743 – Donald Schwab – Variance for front and sideline setback for an addition on existing residence. Mr. Schwab was present and addressed the Board. He gave some history of the home, which included how the house was originally located on the south side of Lake Road and later moved to the lakeside. His wife purchased the home 14 years ago. There have been some extensive repairs to the home over the years. Mr. and Mrs. Schwab now wish to add an L-shaped addition, which would consist of a library, single car garage and downstairs bedroom with bath and laundry/closet space. Mr. Schwab presented the Board with a proposed sketch of what the house would look like with the new addition. Mr. and Mrs. Schwab wish to preserve the character of the house with other residences in the area. They are looking for 19.8 foot of relief for front setback and 8 foot of relief on sideline setback.

Jay read letters from John Westerberg and Peter Evans, neighboring property owners. Both were in favor of the Schwab project. No objections have been brought to the Town. Ernie Norton spoke with Tim Leary and he also has no objections to the project.

Chuck Haskins addressed the Board. He indicated that he has been a personal friend of Mr. and Mrs. Schwab for many years and knows how much work the Schwab's have already put in the residence. He wished to reiterate Mr. and Mrs. Schwab's intention of keeping the house with the same character of the area and how it was originally built. He also stressed that the house already had a look out of Better Homes and Gardens.

Kurt Allman made a motion to grant **Appeal No. 743** with 9 foot of relief on the east side and 20.8 feet on the south side with the stipulation that should Mr. and Mrs. Schwab change their concept plans they would come back before the Board to review any changes. Ernie Norton seconded the motion. Upon roll call vote, all voted in favor of the variance.

Intra Board

Chairman Peters asked for the Board's input as to what they would like to have added or changed in the Town's Ordinance. The Master Plan meeting will be held on September 17th.

- Steve Haywood asked for a large animal ordinance
- Ernie Norton would like to see some kind of fence ordinance
- Steve Haywood would like to see the 3 or more dogs taken out of the zoning ordinance and put in the dog ordinance
- Steve also thought the sign ordinance should be reviewed and possibly be rewritten to be more descriptive.
- Also the Bars and Saloon Ordinance should be reviewed for serving of alcohol within 500 feet of a church. (We have no Bar and Saloon Ordinance. The issue of Licensing is taken care of by NYS Liquor Authority)

Mike Bixby was present to address the Board on his findings when he went to New York for a seminar. He indicated that 60 percent of the state's Zoning and Planning Boards are in the middle of lawsuits. He feels the Town of Williamson is doing well with not having any lawsuits at this time.

There being no further business, a motion was made by Ernie Norton to adjourn the meeting. Kurt Allman seconded the motion. The meeting was adjourned at 8:55 P.M.

Respectfully submitted,

Paula Dattbyn
Secretary
Zoning Board of Appeals