

WILLIAMSON PLANNING BOARD

Meeting Minutes September 6, 2016

Present:

J. Ferrante
J. Fox
D. Hoffman
A. Reid
J. Willis

Absent:

R. Stevens, Alternate

Also in attendance: N. Gowan, R. Dobbs, L. Mayfield, G. Fuller, S. Stringer, J. Fuller, D. Booser, R. Booser, J. Ryan, M. Greene

The **Work Session** was opened at 7:04 p.m. by D. Hoffman, Acting Chair for the September 6, 2016 Planning Board Meeting. Agenda items were reviewed. Materials were distributed and maps reviewed.

The **Planning Board Meeting** was opened at 7:30 p.m. by D. Hoffman.

The Motion was made to approve the Minutes of the July 5, 2016 Planning Board Meeting as written. Motion carried.

AGENDA

AGENDA ITEM #1

Application for Subdivision of Land Review per Town of Williamson, Town Code, Chapter 152, Article III, Section 152-8 and for Site Plan Approval per Town of Williamson, Town Code, Chapter 178, Article VI, Section 178-83 for Eugene Fuller, PO Box 909, Williamson, NY. Property is 19.39 acres located at 5497 Russell Rd, owned by John and Shayla Stringer of 5497 Russell Rd, Marion, NY, and zoned A-1 (Agricultural).

Public Hearing opened.

Mike Greene, Green Land Surveying presented.

Property (19.39 acres) is owned by Shayla and John Stringer. Approximately 1.50 acres from the south east corner will be designated for a single family home for Shayla's parent. The house will be located on a 5" slab. Minimum lot requirements are met.

There is a natural depression on the north side draining in to a culvert. The elevation behind the house goes up. There is a drainage swale on the west side of the house. The septic system is on the

west side hill/rear with a curtain drain. The pump tank has an emergency one day capacity and also has an alarm. Pump station is 4 foot diameter.

D. Hoffman asked if there were any comments, questions, and/or concerns. There were none.

Public Hearing closed.

The Motion was made to approve the application for Subdivision of Land Review per Town of Williamson, Town Code, Chapter 152, Article III, Section 152-8 for Eugene Fuller, PO Box 909, Williamson, New York as requested. Motion carried.

The Motion was made to approve the application for Site Plan Approval per Town of Williamson, Town Code, Chapter 178, Article VI, Section 178-83 for Eugene Fuller, PO Box 909, Williamson, New York. Motion carried.

AGENDA ITEM #2

Application for Special Use Permit per Town of Williamson Town Code, Chapter 178, Article II, Section 178-10 and Article III, Section 178-62 for Ryan & Denise Booser of 7427 Salmon Creek Rd, Williamson, NY 14589. Applicant desires to create a two-family dwelling at 7618 Stoney Lonesome Rd. Property is 3.46 acres, is owned by Matthew & Susan DeVries of 191 Buckingham Place Rd, Mooresville, NC, and zoned A-1 (Agricultural).

Public Hearing opened.

Denise and Ryan Booser presented.

Applicants are applying for a Special Use Permit for an in-law apartment on a property they are intending to purchase. The property is owned by Matt and Susan DeVries and they have given the Boosers permission to apply for this permit as perspective buyers of the property.

The space is finished office space and their intent is to change it from office space to an in-law apartment. This is a separate dwelling from the house. Plans have been changed to create a safe residence. The house has been unoccupied for several years.

D. Hoffman asked if there were questions, comments, and/or concerns.

Lee Mayfield, 7598 Stoney Lonesome Road – please see attached statement.

Roger Dobbs, 7580 Stoney Lonesome Road – has experienced a previous situation and is questioning “multi-family” dwelling.

Additional discussion included:

- √ the applicants have no intention to use the space as income property; their sole intent is for an in-law apartment for a member of their family
- √ the intent of the applicants is to retire and remain in the property
- √ the applicants cannot close on the house until the Special Use Permit is approved

D. Hoffman asked if there were more question, comments, and/or concerns. There were none.

Public Hearing closed.

The Motion was made to approve the application for Special Use Permit per Town of Williamson Town Code, Chapter 178, Article II, Section 178-10 and Article III, Section 178-62 for Ryan & Denise Booser of 7427 Salmon Creek Rd, Williamson, New York with the following stipulations:

- 1. The application is only for an in-law suite for the current perspective owner, Denise and Ryan Booser, and only as long as the residence is owner occupied and is to be reviewed after two years.**
- 2. "Two family dwelling" was not an accurate description of the Agenda Item and the description used on the Application submitted to the Town of Williamson states "applying for Special Use Permit for in-law apartment."**

Motion carried.

Intra Board

√ There was additional review of the Williamson Town Code Book and Special Use Permits.

√ Regarding proposed changes to the Zoning Code:
The Motion was made to approve the following:

178-48A – remove “not to exceed 6 feet”

178-48 – change title from “Livestock Fencing” to “Large Animal Fencing”

178-48B – delete

178-46 – change to read “Keeping of Large Animals”

178-46A (5) – change to read “The side and rear setback for the keeping of large animals must be consistent with the minimum setbacks for large animal fencing”

178-46A (7) – keep as same “large animals may not be kept on vacant lots situated between two existing residential properties”

178-6 Definitions – add: Large Animal – Hoofed animal such as cows, horses, other equine species, pigs, sheep, goats, and similar species as determined by the Town Board”

Wrong reference in Junkyard for fencing – change 178-55 E to refer to 178-45, not 178-39

Motion carried.

The Motion was made to adjourn the Planning Board meeting at 8:35 p.m. Motion carried.

Respectfully submitted,

Joanne Greaney

