

A public meeting of the Zoning Board of Appeals of the Town of Williamson was held on October 26, 2017, in the Town Complex meeting room at 7:00 PM.

The following members were present: Ernie Norton, Chairman  
Daniel DeCracker  
Tim Gulick  
Noah Knataitis  
Janet Nelson, Alternate

Absent: Chuck Monsees

Also present were Jen & Carl Salatino, Charles Searles, Joe O'Donnell, and John Karlovitz (Epstein), and Tom Alexander, Town Code Enforcement Officer.

The minutes of the September 28, 2017, meeting were reviewed for approval. A motion was made by Dan DeCracker to approve said minutes as submitted, and was seconded by Tim Gulick. All voted in favor of the motion.

Notice of Action for Appeal No. 867: Genesee Land Trust of 46 Prince St, Suite LL005, Rochester, NY. Request for area variance. Property is owned by Genesee Land Trust and is located at 3975 Lake Rd.

A motion to accept Notice of Action for Appeal No. 867 as submitted was made by Tim Gulick and seconded by Janet Nelson. All voted in favor of the motion.

Notice of Action for Appeal No. 868: Lagoner Farms of 6954 Tuckahoe Rd, Williamson, NY. Request for area variance. Property is owned by 4090 Pearsall St Ventures, LLC and is located at 4090 Pearsall St.

A motion to accept Notice of Action for Appeal No. 867 as submitted was made by Dan DeCracker and seconded by Ernie Norton. All voted in favor of the motion.

### **Agenda Items:**

Appeal No. 870: Jennifer (DiIulio) Salatino of 7647 Hamilton St, Williamson, NY. Applicant is requesting an area variance to construct a detached garage. Property is owned by applicant and is located at 7647 Hamilton St, Williamson. Zoned MU-2 (Pultneyville Mixed Use).

Public Hearing opened at 7:03 PM

The Salatinos wish to construct a 1-car detached garage in their backyard, with a lean-to toward the center of the yard. To locate this accessory structure in such a way as to comply with code would take away a large usable portion from the backyard, and so they want to set this garage 9' from the north (side) lot line instead of 15'. Its location would be approximately 25 to 30 feet behind the house. A gravel pad currently exists at the proposed site.

There have been no comments from the neighbors.

Public Hearing closed at 7:08 PM.

This is a Type II SEQR action and requires no further review.

A motion was made by Tim Gulick to grant Appeal No. 870, allowing 6 feet of north side setback relief. The motion was seconded by Noah Knataitis. All voted in favor of the motion.

Appeal No. 871: Charles & Irene Searles of 4331 Lake Rd, Williamson, NY. Applicant is requesting an area variance to add on to the existing structure. Property is owned by applicant and is located at 4331 Lake Rd, Williamson. Zoned L-R (Lakefront Residential).

Public Hearing opened at 7:10 PM

The Searles wish to add space to their Lake Rd home to accommodate furnishings and belongings from their former residence in Pittsford. The Lake Rd property was purchased as a second home, and it will now be their primary residence.

The proposed living room expansion on the west side and the bedroom/office addition at the southeast corner both meet Zoning Code. The proposed addition for the new garage would require 2.5' of setback relief on the west side. Arranging it as proposed gives the Searles the space they desire while keeping the lines of the house even and proportional and keeping the outward appearance as a single unit (as opposed to looking like an obvious addition). There would be no change to the character of the home and neighborhood.

Concern was expressed regarding access to the lakefront side of the home in an emergency. It was pointed out that, first, there is 15' of setback on the east side of the home and, second, that even the 12.5' setback is wider than many other properties in that area.

There have been no comments from the neighbors.

Public Hearing closed at 7:22 PM.

This is a Type II SEQR action and requires no further review.

A motion was made by Tim Gulick to grant Appeal No. 871, allowing 3 feet of east side setback relief. The motion was seconded by Janet Nelson. All voted in favor of the motion.

Appeal No. 869: Baldwin Richardson Foods Co of 3268 Blue Heron Vw, Macedon, NY. Applicant is requesting area variance for expanding the existing structure. Property is owned by applicant and is located at 4949 Route 104, Williamson. Zoned I-1 (Industrial).

The public hearing for this appeal was held on September 28, 2017, at which time it was stated that changes had been made to the project such that the plans submitted were no longer current. Mr. Karlovitz confirmed tonight that the project is indeed proposed as per the plans submitted for the public hearing on September 28, 2017 (the representative present last month was misinformed). The Wayne County Planning Board reviewed this item at their September 27, 2017 meeting, and determined "it to have no intermunicipal or countywide impact."

Tom Alexander was present for the Planning Board's review and public hearing of the matter on October 3, 2017. The neighbor in the home across East Townline Rd expressed the same concerns there as at the September 2017 ZBA meeting. However, the manufacturing use is permitted in the district. Baldwin Richardson, a 24-hour operation, is willing to upgrade the buffers and landscaping.

NYSDOT has turned down all requests for a traffic light at the intersection of Route 104 and East Townline Rd.

Baldwin Richardson owns an additional 127.50 acres contiguous to the parcel at 4949 Route 104. Because it is a separate parcel, however, this land cannot be taken into consideration when calculating the percentage of impervious surface coverage.

Maximum building height allowed per Code is 45'; Baldwin Richardson seeks a building height of 60' for the enclosure around the bulk silos on the roof.

Maximum impervious surface coverage allowed per Code is 50%; Baldwin Richardson seeks 70% coverage on this 16.8 acre parcel. Stormwater Management Practices must be followed.

A motion was made by Tim Gulick to grant Appeal No. 869 as submitted, allowing 15 feet relief for the height of the building and allowing impervious coverage relief up to an additional 20% of the lot size. The motion was seconded by Noah Knataitis.

This is a Type I SEQR action and requires a full EAF. Town of Williamson Planning Board is the lead agency.

All voted in favor of the motion.

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

Respectfully submitted,

Christine Nagel, Secretary