

APPROVED

A public hearing before the Zoning Board of Appeals of the Town of Williamson was held on October 25, 2012, in the Town Complex meeting room at 8:00 p.m.

The following members were present:

Present: Ernest Norton, Chairman Absent: None
 Tim Gulick
 Jordan Szklany
 Noah Knataitis
 Bruce Akins

Also present: Jacob Galek, Daniel DeCracker, Jennifer Bernhardt, John Housaman, and Stephen C. Haywood, Assessor/Building Inspector.

The minutes of the September 28, 2012, meeting were reviewed for approval. A motion was made by Tim Gulick and seconded by Bruce Akins to approve said minutes. All voted in favor of the motion.

Notices of Action:

Appeal No. 807 – Motion to approve made by Jordan Szklany, seconded by Noah Knataitis. All voted in favor of the motion.

Appeal No. 808 – Motion to approve made by Tim Gulick, seconded Bruce Akins. All voted in favor of the motion.

Agenda items:

Appeal No. 809. Jennifer Bernhardt, 4342 Ridge Rd. Applicant is requesting an area variance to construct two decks, one on the front and one on the side of the existing structure. Both decks require front setback relief. Property is owned by applicant and is zoned R-1.

Jennifer Bernhardt addressed the Board and explained that the existing concrete steps are in need of repair. The intent is to build the two decks, with railings and steps, to give adequate entry and exit from the house, as well as a place to sit outside. The existing structure already sits closer to the road than zoning allows. The front deck requires 33 feet of front setback relief. The side deck requires 25 feet of front setback relief.

There has been no correspondence from neighbors.

Discussion ensued.

A motion was made by Jordan Szklany to grant Appeal No. 809 to allow 33 feet of relief from the required front setback for the front deck and 25 feet of relief from the required front setback for the side deck. Seconded by Noah Knataitis.

Upon roll call vote, all voted in favor of the motion.

Appeal No. 810. John Housaman, 4346 Route 104. Applicant is requesting an area variance to construct an addition to the existing car sales building that is currently closer to Route 104 than zoning allows. Property is owned by 4346 Route 104, LLC, 684 Hembrook Hollow, Webster, NY and is zoned C-2.

John Housaman addressed the Board. The addition to the garage will be constructed on the south side of the existing frame building. It requires 34 feet of front setback relief.

There has been no correspondence from neighbors.

Discussion ensued.

A motion was made by Tim Gulick to grant Appeal No. 810 with a total of 34 feet of relief from the required front setback. Seconded by Jordan Szklany.

Upon roll call vote, all voted in favor of the motion.

Appeal No. 811. Jacob & Kimberly Galek, 3506 Lake Rd. Applicants are requesting an area variance to construct an addition to the existing garage closer to the east lot line than zoning allows. Applicants also request a use variance to create an apartment for parents in addition to the garage, requiring approval for multi-family use. Property is owned by applicants and is zoned A-1.

Jacob Galek addressed the Board. He wants to enlarge the existing garage. He also explained the need to construct an in-law suite in conjunction with the garage that will allow handicap accessibility for his in-laws. He spoke with a septic contractor earlier today regarding the affect of this suite on the existing septic system. He will either need to add to the existing system or construct a second one.

There has been no correspondence from neighbors.

Mr. Haywood informed the Board that an area variance had been granted in May 2005 to the prior owners of the parcel allowing for 15 feet of side setback relief to construct the garage.

Discussion ensued about adding restrictions to a use variance for this parcel.

A motion was made by Bruce Akins to grant Appeal No. 811 with a use variance allowing multi-family use on this parcel with the restriction that the parcel be owner-

occupied, and with an area variance that provides 15 feet of relief from the east lot line for this addition. Seconded by Jordan Szklany.

Roll call vote:

Knataitis – Abstain

Norton – Y

Szklany – Y

Akins - Y

Gulick - Y

Variance was granted.

Appeal No. 812. Daniel DeCracker, 4951 Brassier. Applicant is requesting an area variance to install a utility building closer to the side lot line than zoning allows. Property is owned by the applicant and is zoned A-1.

Daniel DeCracker addressed the Board. He wishes to clean out some of the hedgerow and install a one-story pre-fabricated utility building on the west side of his property behind his house. This will require 15 feet of side setback relief from the west lot line.

There was a brief discussion about avoiding the distribution box for the septic system as well as the leach field during installation.

All comments from any neighbors were favorable.

Discussion ensued.

A motion was made by Jordan Szklany to grant Appeal No. 812 with a total of 15 feet of sideline relief from the west lot line. Seconded by Tim Gulick.

Upon roll call vote, all voted in favor of the motion.

The November meeting will be on the third Thursday, November 15, at 8 PM.

Respectfully submitted,

Christine Nagel, Secretary