

APPROVED

A public hearing before the Zoning Board of Appeals of the Town of Williamson was held on November 17, 2011, in the Town Conference Room at 8:00 p.m.

The following members were

Present:	Ernest Norton, Acting Chairman	Absent:	Chairman Jay Peters
	Bruce Akins		Jordan Szklany
	Kurt Allman		

Also present: Dale Wood, Tim and Deanna Reynolds and Stephen C. Haywood, Assessor/Building Inspector.

The minutes of the October 27, 2011, meeting were submitted for approval. A motion was made by Kurt Allman and seconded by Bruce Akins to approve said minutes. All voted in favor of the motion.

The following Notice of Action was submitted for approval:

Appeal No. 789– David DeFisher – Kurt Allman made a motion to approve the Notice of Action as submitted. Bruce Akins seconded the motion. Motion passed.

Agenda items:

Appeal No.793: Dale Wood residing at 5131 Podger Road, Marion, NY 14589. Applicant is requesting an area variance to build a detached garage on property owned by Christina Barnum. Property is located at 5131 Podger Road, Town of Williamson. Zoned A-1.

Dale Wood addressed the Board. He indicated that he wished to place a 16' x 20' outbuilding at the current location of a 10' x 10' shed on the property. Mr. Wood explained why the variance is needed at the requested location. He explained that the property has several mature trees located at various locations on the property and the septic tank and leach lines are located at the front of his house making it very difficult to place the outbuilding at an alternate location on the property. He also explained that the property is very wet in the rear of the property. The new outbuilding will be set 96 feet from the centerline. Mr. Wood is asking for 20 feet from the west lot line. Mr. Wood indicated that the property owner, Christina Barnum has given permission to put up the outbuilding. Mr. Wood also indicated that the outbuilding would not be a permanent structure in that it will be on skids and will not have any footers.

Mr. Norton asked if there were any public concerns. There were none.

There being no further discussion by the Board, Bruce Akins made a motion to grant Appeal No. 793 with 20 feet of relief on the west lot line. Kurt Allman seconded the motion. Upon roll call vote, all voted in favor of the motion.

Appeal No. 794: Tim and Deanna Reynolds of 2793 Kenyon Road, Williamson, NY. Applicants are requesting front setback relief for construction of a detached garage. Property is owned by Tim and Deanna Reynolds and is located at 2793 Kenyon Road, Williamson. Zoned A-1.

Tim Reynolds addressed the Board. He indicated he wished to build a 16' x 20' or 20' x 20' detached garage near his south front lot line. Mr. Haywood explained that Mr. Reynolds' property is a flag lot having two front lot lines. His northerly front lot line is 58 feet wide and his southerly front lot line is 200 feet wide. Mr. Reynolds explained that his front setback is buffered by a line of 25-foot wide pine trees at the rear of the neighbor's property. He would like to place the garage near his driveway. He further explained that he could not move the garage further away due to the locations of his leach lines and a drainage swale.

Discussion ensued.

Mr. Norton asked if there were any public concerns. There were none.

After discussion, Kurt Allman made a motion to grant Appeal No. 794 with 40 feet of relief from the south front line, with the proposed garage to be no closer than 10 feet from the lot line. Bruce Akins seconded the motion. Upon roll call vote, all voted in favor of the motion.

The Board discussed the December meeting date. They decided to have the meeting at its regularly scheduled 4th Thursday of the month, which will be December 22nd.

There being no further business, a motion was made by Kurt Allman to adjourn the meeting. Bruce Akins seconded the motion. The meeting was adjourned at 8:30 p.m.

Respectfully submitted,

Paula J. Datthyn, Secretary