

APPROVED

A public hearing before the Zoning Board of Appeals of the Town of Williamson was held on December 19, 2013, in the Town Complex meeting room at 7:00 PM.

The following members were present:

Present: Ernie Norton, Chairman
Timothy Gulick
Bruce Akins
Chuck Monsees
Noah Knataitis

Also present: Jessica Gonzalez, Herminion Gonzalez, Jr., Eric Herriman

The minutes of the November 21, 2013, meeting were reviewed for approval. A motion to approve was made by Tim Gulick, and seconded by Bruce Akins. All voted in favor.

Agenda items:

Appeal No. 820: Herminio Gonzalez of 255 Vinal Lane, Rochester, NY 14609. For an area variance. Property is owned Joan Moll and is located at 5889 Pease Road, Williamson. Zoned A-1 (Agricultural).

This vacant lot is 5.43 acres. Zoning only allows for a maximum lot size of 3 acres for a single family dwelling. Jessica and Herminio Gonzalez spoke to the fact that they would like to build a single family home on that lot, keeping as many of the fruit trees and bushes as possible. Neighbor Eric Herriman indicated that he had no objections to a single family dwelling being constructed on that lot.

Motion made by Bruce Akins to approve Appeal No. 820, granting 2.43 acres of relief from the maximum lot size of 3 acres for a single family dwelling. Motion was seconded by Tim Gulick.

Discussion amongst the board about the appeal followed. It was reiterated that the intent of the applicants is to maintain much of the existing condition of the lot, and that many of the surrounding lots with single family dwellings are on lots greater than 3 acres. Considering that, this variance would not lead to an undesirable change in the character of the neighborhood, and it would not create a detriment to the nearby properties. The physical and environmental impact on the neighboring properties would be minimal. Further subdividing the property to get the lot size below 3 acres would create greater

cost for the applicants, and would create a lot that is very narrow, or flag shaped, or land-locked.

All voted in favor of the motion.

Discussion followed about the *Application to Board of Appeals* form used for the Zoning Board of Appeals. Bruce Akins suggested that a line be added for the property tax ID. The rest of the board concurred.

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

Respectfully submitted,

Christine Nagel
Secretary