

A Work Session of the Town Board of the Town of Williamson, County of Wayne and State of New York was held in the Town Complex Court Room located at 6380 Route 21, Suite II, at 7:00 PM on Tuesday, October 11, 2016. The following were

PRESENT: Supervisor Anthony Verno
Councilman Gary Orbaker
Councilman Michael Bixby
Councilman Thomas D. Watson
Councilman Nancy Gowan

ABSENT: None

The Board reviewed bills for payment.

The Regular Meeting of the Town Board of the Town of Williamson was held in the Town Complex Court Room located at 6380 Route 21, Suite II, following the Worksession at 7:30 PM on Tuesday, October 11, 2016 by Supervisor Verno with the Pledge of Allegiance. The following were

PRESENT: Supervisor Anthony Verno
Councilman Gary Orbaker
Councilman Michael Bixby
Councilman Thomas D. Watson
Councilman Nancy Gowan

ABSENT: None

Phil Dean, Harry Killenbeck, Steve & Sue Schoen, Todd Brennessel, Wilma Young ; Sun & Record and the undersigned Town Clerk was also present.

Public Comment: Steve Schoen & Harry Killenbeck asked the Board questions regarding the changes to Zoning and the Supervisor asked that they ask them during the public hearing.

A notice having been published for a Public Hearing regarding proposed Local Law #2016-1, to amend Chapter 178, "Zoning". Supervisor Verno read the rules of a Public Hearing. He declared the Hearing open at 7:35 PM. Councilman Gowan reviewed each of the changes and additions. At the completion of reviewing the changes; comments and questions were heard from Steve & Sue Schoen, and the Board. After hearing everyone who wished to speak, the Hearing was closed at 7:42 PM with a motion made by Supervisor Verno and seconded by Councilman Bixby. The motion was carried.

Supervisor Verno made a motion, seconded by Councilman Bixby, to accept the Consent Agenda containing the following items:

- a. previous minutes: September 13, 2016
- b. presentation of the Town Clerk's report
- c. accept the departmental monthly reports

The motion was carried.

Councilman Orbaker made a motion, seconded by Councilman Watson, to authorize the Town Supervisor to sign a snow removal agreement with the Williamson Business Improvement

District. The agreement will be for the 2016 – 2017 snow season. The cost to the BID is \$75.00 per trip. The motion was carried.

FYI – last year they were charged \$75.00 per trip.

Councilman Bixby made a motion, seconded by Councilman Watson, to authorize the Town Clerk to advertise in the appropriate papers the week of October 16 & 23, 2016 to receive applications for a part-time laborer, grounds keeper, for snow and ice removal from the sidewalks at the Town Complex. A job description can be obtained from the Town Clerk's office. The rate of pay will be \$15.00 per hour. Applications will be received until November 4, 2016 at 4:30 PM. The motion was carried.

Supervisor Verno made a motion, seconded by Councilman Orbaker, to authorize the Town Supervisor to sign a Depository Collateral Pledge Agreement with Key Bank National Association. The motion was carried.

Councilman Bixby made a motion, seconded by Councilman Gowan, to authorize the Town Supervisor to sign an agreement with Lifetime Benefit Solutions, Inc. to prepare an updated Summary Plan Description and Plan Document for our Section 125 Cafeteria Plan. The cost for this service is \$300.00. The motion was carried.

Councilman Bixby made a motion, seconded by Councilman Watson, to authorize the Town Clerk and the Senior Account Clerk to attend the 2016 Personnel Management School to be held at the Rochester Marriott Hotel, in Rochester, New York on Monday November 14, 2016. The cost for the class is \$75.00 per person with all other actual and necessary expenses a town charge. The motion was carried.

Councilman Bixby made a motion, seconded by Councilman Gowan, to advance Joan English, Court Clerk from an Hourly employee to a Full-time employee. Her hours will change as of October 31, 2016. The motion was carried.

Councilman Gowan made a motion, seconded by Councilman Watson, to adopt proposed Local Law #1, 2016 – to amend Chapter §178, Town of Williamson Zoning Code. This Local Law is effective immediately upon adoption by the Town Board. The motion was carried.

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TOWN OF WILLIAMSON
LL # 2016-1 – Amending Chapter §178
“ZONING”

Update Zoning map

§178-16. Bulk and Use Table for the MU-1 Mixed-Use District.

(see attached)

§178-18. Bulk and Use Table for the MU-2 Pultneyville Mixed-Use.

(see attached)

§178-20. Bulk and Use Table for the C-1 Commercial District

Notes: In case of a residence being pre-existing in the district, any building accessory front setback shall be no closer than that of the primary on-site dwelling.

§178-22. Bulk and Use Table for the C-2 Transitional Commercial District.

Notes: In case of a residence being pre-existing in the district, any building accessory front setback shall be no closer than that of the primary on-site dwelling.

§178-24. Bulk and Use Table for the I-1 Industrial District

Notes: In case of a residence being pre-existing in the district, any building accessory front setback shall be no closer than that of the primary on-site dwelling.

Rename Chapter §178-46. – Keeping of large animals

Rename Chapter §178-48. - Large animal fencing

§178-46. Keeping of Large Animals.

- A. The following regulations apply to all districts that allow large animals:
- (1) Manure shall not be allowed to accumulate so as to cause a hazard to the health, safety or welfare of humans and/or animals. The outside storage of manure in piles shall not be permitted within 100 feet of any property line.
 - (2) The applicant shall provide a specific plan to the Planning Board which includes the physical containment and location for manure storage and/or a disposal program which minimizes odor and fly impacts in adjacent parcels. The spreading and tilling of manure into the soil of paddock, pasture or arena areas may be considered manure disposal.
 - (3) Any large animal shall be enclosed in a pen, corral or run area and confined by a chain link fence or other fence constructed of similarly effective material, except when necessary to remove them for training, breeding or other similar purposes. All pasture and animal storage areas shall be enclosed with fences or walls of a minimum of four (4) feet six (6) inches in height. The design of these enclosures shall be shown on drawings submitted with the use permit application.
 - (4) The front setback for accessory buildings housing large animals shall be at least 75 feet from the front lot line. Under no circumstance shall a stable or other structure housing large animals be located closer to the street than the primary structure located on the property. All other accessory structures shall adhere to the setback requirements of the district in which they are permitted.
 - (5) The side and rear setback for the keeping of large animals must be consistent with the minimum setbacks for large animal fencing.**
 - (6) Dwelling units, accessory structures incidental to dwelling units, and irrigated pasture may occur within the 75 foot setback area subject to the setback requirements of the applicable zoning district.
 - (7) Large animals may not be kept on vacant lots situated between two existing residential properties.
 - (8) Refer to §178-39 for additional regulations pertaining to fencing.

§178-48. Large Animal Fencing.

A. Materials. A fence of wood, iron, chain link, wood and iron rods or wire and stone, at least 4 feet high and not to exceed six feet in height, shall be deemed a lawful fence. No fence of any kind which is composed in whole or in part of, or to which there is or has been added, barbed wire, razor wire or any barbed wire type of fencing material shall be permitted in any district without prior approval of the Town Planning Board.

~~B. Setback. All livestock fencing shall be set back a minimum of 50 feet from any property line.~~

§178-55 Outdoor storage of materials.

- A. Such uses shall not be located within 200 feet of the nearest L-R, R-1, MU-1 or MU-2 Districts, and the operation thereof shall be governed by the following provisions and any other conditions as may be required by the Zoning Board of Appeals to protect the public health, safety, comfort, convenience and general welfare and especially with regard to abutting properties and the occupants thereof.
- B. No junkyards or automobile wrecking yards shall be permitted within 200 feet of the right-of-way of State Route 104.
- C. A five foot wide landscaped area shall be provided along all property lines, excluding points of ingress and egress and property lines adjacent to existing commercial uses. The landscape area shall be densely populated to create a sufficient screen.
- D. Flammable and explosive liquids. Highly flammable or explosive liquids, solids or gas shall be stored either above ground or below ground, in accordance with Section C 510, regarding equipment for flammable liquid inside and outside, of the State Building Construction Code. Tanks or drums of fuel directly connected to heating devices or appliances located on the same premises as the tanks or drums of fuel are excluded from this provision. [Amended 5-22-1979].
- E. Fencing and setbacks. See §178-39. (change to §178-45)**
- F. Deposit of wastes. No materials or wastes shall be deposited on any premises in such form or manner that they may be transferred off such premises by natural causes or forces.
- G. Other hazardous materials. All materials or wastes which might cause fumes or dust or which constitute a fire hazard or which may be edible by or otherwise be attractive to rodents or insects shall be stored outdoors and only in closed containers.

§178-16. Bulk and Use Table for the MU-1 Mixed-Use District.

*Front-yard setbacks for residential uses in the MU-1 district shall be within 10% of the setbacks existing on adjacent parcels

Uses	Minimum Lot Size (sq. ft.)	Minimum Lot Width (ft.)	Minimum Setback (ft.)			Max. Impervious surface coverage (%)	Max. Building Height (ft.)
			Front*	Side	Rear		
PERMITTED USES							
Assembly Use	20,000 minimum 40,000 maximum	20	0 - 15	5	20	90	35
Bed and Breakfast	15,000	40	0 - 15	15	20	75	35
Building, Mixed-Use	5,000	20	0 - 15	5	20	90	35
Building, Office	5,000	20	0 - 15	5	20	90	35
Building, Public	5,000	20	0 - 15	5	20	90	35
Convenience Store	5,000	30	0 - 15	5	20	90	35
Cultural Use Facility, Museum or Theater	10,000	20	0 - 15	5	20	90	35
Daycare, Family Home	15,000	40	0 - 15	15	20	75	35
Dry Cleaning Outlet	10,000	30	0 - 15	5	20	90	35
Dwelling, Single-Family	5,000	30	0 - 15	15	20	75	35
Dwelling, Townhouse	3,000	N/A	0 - 15	N/A	20	N/A	35
Dwelling, Townhouse (parent parcel)	20,000	100	0 - 15	15	20	65	35
Dwelling, Two-Family	.5 acre minimum	40	0 - 15	15	20	75	35
Funeral Home	1acre minimum	50	30	N/A	20	90	35
Inn	20,000	30	0 - 15	15	20	75	35
Laundry, Self-Serve	10,000	30	0 - 15	5	20	90	35
Microbrewery	20,000	50	0-15	15	20	75	35
Microdistillery	20,000	50	0-15	15	20	75	35
Parks and Open Space	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Performing Arts Venue	20,000	20	0-15	20	20	75	35
Restaurant	10,000	30	0 - 15	5	20	90	35
Restaurant, Fast Food	5,000	30	0 - 15	5	20	90	35
Retail, Goods and Services	5,000	30	0 - 15	5	20	90	35
School, Private	10,000	100	0 - 15	40	40	75	35
School, Public	20,000	100	0 - 15	40	40	75	35
Wine Tasting Shop	10,000	50	0 - 15	15	20	90	35
PERMITTED ACCESSORY USES (Permitted only when accessory to Permitted Use as identified in this Bulk and Use Table)							
Building, Accessory; includes Residential Garages **	N/A	50	40	15	10	N/A	35
Farm Stand	N/A	30	0 - 15	15	N/A	N/A	35
Home Occupation	N/A	30	0 - 15	15	20	N/A	35
Photovoltaic System - Small	5,000	30	0 - 15	15	20	75	35
Swimming Pool, Private	N/A	30	40	15	20	N/A	35
USES REQUIRING A SPECIAL USE PERMIT							
Apartment Building	1 acre	50	30	20	20	75	45
Apartment Complex	2 acres	50	30	20	20	90	45
Bar, Tavern, Pub or Nightclub	5,000	50	0-15	N/A	20	90	35
Daycare Facility	20,000	50	20	30	20	75	35
Dwelling, Multi Family	15,000	40	0 - 15	15	20	75	35
Dwelling Unit, Accessory	N/A	30	0 - 15	15	20	75	35
Farm Market	20,000	50	10-30	15	20	N/A	35
Farmer's Market	20,000	50	10-30	N/A	20	N/A	35

Uses	Minimum Lot Size (sq. ft.)	Minimum Lot Width (ft.)	Minimum Setback (ft.)			Max. Impervious surface coverage (%)	Max. Building Height (ft.)
			Front*	Side	Rear		
Garden Center	5,000	50	30	N/A	20	75	35
Greenhouse, Personal	5,000	30	40	15	20	N/A	35
Hotel / Motel	1 acre	50	30	N/A	20	90	35
Manufactured Home*	3,000	50	N/A	N/A	N/A	N/A	25
Manufactured Home Park	5 acres	200	40	20	20	80	25
Outpatient Health Center	10,000	50	20	N/A	20	75	35
Parking Garage	1 acre	50	20	N/A	20	100	35
Place of Worship	20,000	50	20	N/A	20	75	35
Recreation, Indoor Commercial	10,000	50	20	N/A	20	90	35
Residential Care Facility	20,000	50	20	N/A	20	75	35

*Only permitted when located within a Manufactured Home Park.

** Front setback shall be no closer than that of the primary on-site dwelling.

§178-18. Bulk and Use Table for the MU-2 Pultneyville Mixed-Use.

Uses	Minimum Lot Size (sq. ft.)	Minimum Lot Width (ft.)	Minimum Setback (ft.)			Max. Impervious surface coverage (%)	Max. Building Height (ft.)
			Front	Side	Rear		
PERMITTED USES							
Assembly Use	20,000 minimum 40,000 maximum	20	0-15	5	20	80	35
Bed and Breakfast	15,000	40	0-15	15	20	80	35
Boat Launch or Boat Launching Facility	20,000	100	0-15	N/A	20	75	N/A
Building, Mixed-Use	5,000	20	0-15	5	20	90	35
Building, Office	5,000	20	0-15	5	20	90	35
Building, Public	5,000	20	0-15	5	20	90	35
Convenience Store	5,000	30	0-15	5	20	90	35
Cultural Use Facility, Museum or Theater	10,000	20	0-15	5	20	90	35
Daycare, Family Home	15,000	40	0-15	15	20	75	35
Dry Cleaning Outlet	10,000	30	0-15	5	20	90	35
Dwelling, Single-Family	5,000	30	0-15	15	20	75	35
Dwelling, Townhouse	3,000	N/A	0-15	N/A	20	N/A	35
Dwelling, Townhouse (parent parcel)	20,000	100	N/A	N/A	N/A	65	N/A
Dwelling, Two-Family	.5 acre minimum	40	0-15	15	20	75	35
Inn	1 acre	30	0-15	15	20	75	35
Laundry, Self-Serve	10,000	30	0-15	5	20	90	35
Parks and Open Space	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Performing Arts Venue	20,000	20	0-15	5	20	80	35
Restaurant	10,000	30	0-15	5	20	90	35
Retail, Goods and Services	5,000	20	0-15	5	20	90	35
School, Private	1 acre	100	0-15	40	20	75	35
School, Public	1 acre	100	0-15	40	20	75	35
Wine Tasting Shop	10,000	50	0 - 15	15	20	90	35

Uses	Minimum Lot Size (sq. ft.)	Minimum Lot Width (ft.)	Minimum Setback (ft.)			Max. Impervious surface coverage (%)	Max. Building Height (ft.)
			Front	Side	Rear		
PERMITTED ACCESSORY USES (Permitted only when accessory to Permitted Use as identified in this Bulk and Use Table)							
Building, Accessory; includes Residential Garages *	N/A	50	40	15	20	N/A	35
Farm Stand	N/A	30	0-15	15	N/A	N/A	15
Home Occupation	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Photovoltaic System - Small	5,000	30	0-15	15	20	75	35
Swimming Pool, Private	N/A	30	40	15	20	N/A	35
USES REQUIRING A SPECIAL USE PERMIT							
Apartment Building	1 acre	50	30	20	20	75	45
Bar, Tavern, Pub or Nightclub	5,000	50	0-15	5	20	90	35
Daycare Facility	20,000	50	30	30	20	75	35
Dry Storage, Boats	20,000	100	30	30	20	90	35
Dwelling, Multi Family	15,000	40	0-15	15	20	75	35
Dwelling Unit, Accessory	N/A	30	0-15	15	20	75	35
Farm Market	1 acre	50	30	15	20	N/A	35
Farmer's Market	20,000	50	30	N/A	20	N/A	35
Greenhouse, Personal	5,000	30	40	15	20	N/A	35
Marina	3 acres	N/A	N/A	N/A	N/A	N/A	N/A
Microbrewery	20,000	50	0-15	15	20	90	35
Microdistillery	20,000	50	0-15	15	20	90	35
Place of Worship	20,000	50	30	N/A	20	75	35
Planned Unit Development	1 acre	50	0-15	5	20	25	35
Residential Care Facility	20,000	50	30	N/A	20	75	35
Yacht Club	20,000	100	30	N/A	20	90	35

*** Front setback shall be no closer than that of the primary on-site dwelling.**

§178-20 Bulk and Use Table for the C-1 Commercial District.

Uses	Minimum Lot Size (sq. ft.)	Minimum Lot Width (ft.)	Minimum Setback (ft.)			Max. Impervious surface coverage (%)	Max. Building Height (ft.)
			Front	Side	Rear		
PERMITTED USES							
Building, Office	20,000	60	50	15	30	50	35
Convenience Store	20,000	60	50	15	30	50	35
Dry Cleaning Outlet	20,000	60	50	15	30	50	35
Garden Center	2 acres	60	50	15	30	50	35
Greenhouse, Commercial	2 acres	60	50	15	30	50	35
Hotel / Motel	2 acres	60	50	15	30	50	35
Inn	1 acre	60	50	15	30	50	35
Laundry, Self-Serve	20,000	60	50	15	30	50	35
Photovoltaic System - Small	20,000	60	50	15	30	50	35
Restaurant	20,000	60	50	15	30	50	35

Uses	Minimum Lot Size (sq. ft.)	Minimum Lot Width (ft.)	Minimum Setback (ft.)			Max. Impervious surface coverage (%)	Max. Building Height (ft.)
			Front	Side	Rear		
Restaurant, Fast Food	20,000	60	50	15	30	50	35
Retail, Goods and Services	20,000	60	50	15	30	50	35
USES REQUIRING A SPECIAL USE PERMIT							
Bar, Tavern, Pub or Nightclub	20,000	60	50	15	30	50	35
Car Wash	1 acre	60	50	15	30	50	35
Drive-Through Facility	N/A	60	50	15	30	50	35
Farmer's Market	3 acres	60	50	15	30	50	35
Microbrewery	20,000	60	50	15	30	50	35
Microdistillery	20,000	60	50	15	30	50	35
Motor Vehicle Salesroom	2 acres	60	50	15	30	50	35
Motor Vehicle Service Station	1 acre	60	50	15	30	50	35
Movie Theater	20,000	60	50	15	30	50	35
Outpatient Health Center	1 acre	60	50	15	30	50	35
Parking Garage	1 acre	60	50	15	30	50	35
Parks and Open Space	N/A	60	N/A	N/A	N/A	N/A	N/A
Place of Worship	1 acre	60	50	15	30	50	35
Recreation, Indoor Commercial	20,000	60	50	15	30	50	35
USES REQUIRING A SPECIAL USE PERMIT (continued)							
Retail, Big Box	1 acre	60	50	15	30	50	35
Retail, Shopping Center	5 acres	60	50	15	30	50	35
School, Private	1 acre	60	50	15	30	50	35
Wine Tasting Shop	20,000	60	50	15	30	50	35

Notes: In case of a residence being pre-existing in the district, any building accessory front setback shall be no closer than that of the primary on-site dwelling.

§178-22. Bulk and Use Table for the C-2 Transitional Commercial District.

Uses	Minimum Lot Size (sq. ft.)	Minimum Lot Width (ft.)	Minimum Setback (ft.)			Max. Impervious surface coverage (%)	Max. Building Height (ft.)
			Front	Side	Rear		
PERMITTED USES							
Building, Office	20,000	100	50	20	30	50	35
Building, Public	20,000	100	50	20	30	50	35
Car Wash	20,000	100	50	20	30	50	35
Convenience Store	20,000	100	50	20	30	50	35
Cultural Use Facility, Museum or Theater	20,000	100	50	20	30	50	35
Customary Agricultural Operation	8 acres	100	50	20	30	50	35
Dry-Cleaning Facility	20,000	100	50	20	30	50	35
Dry-Cleaning Outlet	20,000	100	50	20	30	50	35
Dry Storage (Boats)	1 acre	100	50	20	30	50	45
Farm	8 acres	N/A	N/A	N/A	N/A	N/A	N/A
Funeral Home	1 acre	100	50	20	30	50	35
Garden Center	2 acres	100	50	20	30	50	35
Greenhouse, Commercial	2 acres	100	50	20	30	50	35

Uses	Minimum Lot Size (sq. ft.)	Minimum Lot Width (ft.)	Minimum Setback (ft.)			Max. Impervious surface coverage (%)	Max. Building Height (ft.)
			Front	Side	Rear		
Greenhouse Wholesale	2 acres	100	50	20	30	50	35
Hospital, Animal or Vet Clinic	1 acre	100	50	20	30	50	35
Hotel / Motel	2 acres	100	50	20	30	50	35
Laundry, Self-Serve	20,000	100	50	20	30	50	35
Motor Vehicle Salesroom	20,000	100	50	20	30	50	35
Motor Vehicle Service Station	20,000	100	50	20	30	50	35
Outpatient Health Center	1 acre	100	50	20	30	50	35
Performing Arts Venue	1 acre	100	50	20	30	50	35
Recreation, Indoor	20,000	100	50	20	30	50	35
Commercial	1 acre	100	50	20	30	50	35
Research and Development	1 acre	100	50	20	30	50	35
Restaurant	20,000	100	50	20	30	50	35
Restaurant, Fast Food	20,000	100	50	20	30	50	35
Retail, Goods and Services	20,000	100	50	20	30	50	35
Self Storage Facility	1 acre	100	50	20	30	50	35
PERMITTED ACCESSORY USES (Permitted only when accessory to Permitted Use as identified in this Bulk and Use Table)							
Barn or other accessory farming structures	N/A	100	40	15	40	25	35
Building, Accessory; includes Residential Garages	N/A	100	40	15	40	25	35
Farm Stand	N/A	150	50	25	50	15	35
Photovoltaic System - Large	1 acre	100	50	20	30	50	35
Photovoltaic System - Small	1 acre	100	50	20	30	50	35
USES REQUIRING A SPECIAL USE PERMIT							
Assembly Use	1 acre	100	50	20	30	50	35
Bar, Tavern, Pub or Nightclub	20,000	100	50	20	30	50	35
Contractor's Yard	3 acres	100	50	20	30	50	35
Drive-Through Facility *	1 acre	100	50	20	30	50	35
Farmer's Market	3 acres	100	50	20	30	50	35
Hospital	3 acres	100	50	20	30	50	35
Kennel	2 acres	100	50	20	30	50	35
Microbrewery	20,000	100	50	20	30	50	35
Microdistillery	20,000	100	50	20	30	50	35
Movie Theater	1 acre	100	50	20	30	50	35
Parking Garage	1 acre	100	50	20	30	50	35
Parks and Open Space	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Place of Worship	1 acre	100	50	20	30	50	35
Residential Care Facility	1 acre	100	50	20	30	50	35
Retail, Big Box	1 acre	100	50	20	30	50	35
Retail, Shopping Center	3 acres	100	50	20	30	50	35
School, Private	1 acre	100	50	20	30	50	35
School, Public	1 acre	100	50	20	30	50	35
Wine Tasting Shop	20,000	100	50	20	30	50	35

Notes: In case of a residence being pre-existing in the district, any building accessory front setback shall be no closer than that of the primary on-site dwelling.

§178-24. Bulk and Use Table for the I-1 Industrial District.

Uses	Minimum Lot Size (sq. ft.)*	Minimum Lot Width (ft.)*	Minimum Setback (ft.)			Max. Impervious surface coverage (%)	Max. Building Height (ft.)
			Front	Side	Rear		
PERMITTED USES							
Brewery	3 acres	100	50	20	30	50	45
Building, Office	20,000	100	50	20	30	50	45
Building, Public	20,000	100	50	20	30	50	45
Car Wash	1 acre	100	50	20	30	50	45
Contractor's Yard	5 acres	100	50	20	30	50	45
Convenience Store	20,000	100	50	20	30	50	45
Customary Agricultural Operation	8 acres	100	50	20	30	50	45
Distillery	3 acres	100	50	20	30	50	45
Drive-Through Facility	N/A	100	50	20	30	50	45
Dry-Cleaning Facility	20,000	100	50	20	30	50	45
Dry Storage (Boats)	1 acre	100	50	20	30	50	45
Farm	8 acres	N/A	N/A	N/A	N/A	N/A	N/A
Greenhouse, Wholesale	2 acres	100	50	20	30	50	45
Industry, Heavy	2 acres	100	50	20	30	50	45
Industry, Light	2 acres	100	50	20	30	50	45
Motor Vehicle Salesroom	2 acres	100	50	20	30	50	45
Motor Vehicle Service Station	2 acres	100	50	20	30	50	45
Motor Vehicle Wrecking	5 acres	100	50	20	30	50	45
Recreation, Indoor Commercial	20,000	100	50	20	30	50	45
Research and Development	1 acre	150	50	20	30	50	45
School, Public	2 acres	100	50	20	30	50	45
Self Storage Facility	2 acres	100	50	20	30	50	45
Warehouse, Wholesale, or Distribution Center	4 acres	100	50	20	30	50	45
Winery	3 acres	100	50	20	30	50	45
PERMITTED ACCESSORY USES (Permitted only when accessory to Permitted Use as identified in this Bulk and Use Table)							
Barn or other accessory farming structures	N/A	100	50	20	30	50	45
Farm Stand	N/A	100	50	20	30	50	45
Photovoltaic System - Large	3 acres	100	50	20	30	50	35
Photovoltaic System - Small	1 acre	100	50	20	30	50	35
USES REQUIRING A SPECIAL USE PERMIT							
Adult Use	5 acres	100	50	20	30	50	45
USES REQUIRING A SPECIAL USE PERMIT							
Airport, Private	20 acres	100	50	20	30	50	45
Bar, Tavern, Pub or Nightclub	20,000	100	50	20	30	50	45
Building, Accessory; includes Residential Garages	N/A	100	50	20	30	50	45
Farm Labor Camp	8 acres	100	50	20	30	50	45
Farmer's Market	3 acres	100	50	20	30	50	45
Golf Course	75 acres	100	50	20	30	50	45
Hospital	2 acres	100	50	20	30	50	45
Junkyard	5 acres	100	50	20	30	50	45
Kennel	2 acres	100	50	20	30	50	45
Parks and Open Space	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Place of Worship	1 acre	100	50	20	30	50	45
Retail, Big Box	5 acres	100	50	20	30	50	45
Retail, Shopping Center	2 acres	100	50	20	30	50	45
Telecommunications Tower or Towers	2 acres	100	50	20	30	50	45
Wind Turbine, Large*	5 acres	400	*	*	*	N/A	*
Wind Turbine, Small*	1 acre	N/A	*	*	*	N/A	80

* - Wind turbines are further subject to the setback requirements and regulations outlined in §178-68 and §178-69.

Notes: In case of a residence being pre-existing in the district, any building accessory front setback shall be no closer than that of the primary on-site dwelling.

Supervisor Verno mentioned Stanford Street will be getting resurfaced starting next week and East Townline Road will be closed between Brassier and Middle roads so the water department can reroute the existing watermain as to not interfere with the County who is installing a culvert for drainage.

Public Comment: No one wished to comment.

The following bills were audited and paid on September 28, 2016:

Abstract Number: # 16

Voucher #s: 16-967 – 16-975

GENERAL FUND	\$ 1,136.69
HIGHWAY	\$ 7,009.44
WATER	\$ 7,628.47
SEWER	\$ 3,148.47
LIGHTING DIST.	\$ 3,181.39
GRAND TOTAL:	<u>\$ 22,104.46</u>

Councilman Watson made a motion, seconded by Councilman Gowan, to pay the following bills as audited:

Abstract Number: # 17

Voucher #s: 16-976 – 16-1074

GENERAL FUND	\$ 46,292.28
HIGHWAY	\$ 92,206.90
WATER	\$ 31,764.94
SEWER	\$ 15,998.39
DRAINAGE DIST.	\$ 3,142.48
GRAND TOTAL:	<u>\$ 189,404.99</u>

The motion was carried.

Supervisor Verno made a motion, seconded by Councilman Bixby, to adjourn the meeting at 7:53 P.M. The motion was carried.

Respectfully Submitted,



Marlene A. Gulick
Williamson Town Clerk