

WILLIAMSON PLANNING BOARD

Meeting Minutes February 5, 2019

Present:

J. Fox
D. Hoffman
J. Willis, Chair

Absent:

A. Bean
J. Ferrante

Also in attendance: T. Alexander, C. Hance, M. Gilley, A. Frost, C. Havranek, C. McCall, T. Lake, B. Edwards, A. Schreiber, D. Finnerty, K. Martinez, D. Storms, M. Aguilera, E. Morales, A. LaFountain, B. Dumbleton, M. Tingle, G. Buehler, A. Bond, J. Belmont, E. Meyn, J. Eodice, M. Mangos, A. Brothers, T. Schmeelk, I. Konstantino, J. Frederick, M. Akridge-Phillips

The **Work Session** was opened at 7:07 p.m. by J. Willis. Materials for the Agenda Item were reviewed. Members of the high school senior class were welcomed.

The **Planning Board Meeting** was called to order at 7:30 p.m. by J. Willis and the Pledge of Allegiance was recited.

The Motion was made by J. Fox to approve the January 8, 2019 Planning Board Meeting Minutes as written; seconded by D. Hoffman. Motion carried with all members voting to approve the Motion.

AGENDA ITEM #1

Application for Special Use Permit per Town of Williamson, Town Code, Chapter 178 Article III, Section 178-62 for Christopher Hance, 7560 Lake Avenue, Williamson, NY. Applicant desires to convert an existing single family residence into farm labor housing at 7681 Salmon Creek Road, Williamson, NY. Property is owned by the applicant and is zoned A-1 (Agricultural).

The Public Hearing was opened.

J. Willis asked if there were comments, questions, and/or concerns. There were none.

The Public Hearing was closed.

The applicant desires to convert an existing single family residence to labor housing. There is also a barn on the property with a new roof that will remain. There is sufficient parking. The residence is to be used seasonally; potentially from June – November.

J. Willis asked for additional comments, questions, and/or concerns.

The Environmental Assessment form was explained to those in attendance. All codes are met. There is minimal impact to the environment.

The Board determined that the application is a Type 2 SEQR Action. No further action required.

The Motion was made by J. Willis to accept the application as complete; seconded by J. Fox. Motion carried with all members voting to accept the Motion.

The Motion was made by J. Fox to approve the application for Special Use Permit to convert an existing single family residence into farm labor housing; seconded by J. Willis. Motion was denied with J. Fox and J. Willis voting to accept the Motion; D. Hoffman voting nay to the Motion.

Additional discussion included:

√ Labor housing is well regulated by the government and in many cases requirements are more stringent.

√ Codes are all met.

√ D. Hoffman took the opportunity to explain his “nay” vote, which included his opinion that he does not want an excessive number of labor housing which he feels has a negative impact on the town.

√ C. Hance explained that his workers are all federally approved workers that have not caused problems in the past, and would not be federally approved if they had any history of illegal behavior.

√ It was noted that the Board can approve with conditions – this was discussed but no conditions were brought forth.

The applicant will follow-up regarding his options.

The Motion was made by J. Willis to adjourn the Planning Board Meeting at 7:47 p.m.; seconded by J. Fox. Motion carried with all members voting to accept the Motion.

Respectfully submitted,

Joanne Greaney