

**APPROVED**

A public hearing before the Zoning Board of Appeals of the Town of Williamson was held on February 28, 2013 in the Town Complex meeting room at 7:00 PM.

The following members were present:

Present: Bruce Akins, Assistant Chairman  
Noah Knataitis  
Jordan Szklany

Absent: Ernie Norton  
Tim Gulick

Also present: Stephen C. Haywood, Assessor/Building Inspector; James LaPlant, Don Lewis/AEY Engineering, Craig Chelini, Kurt Mangos, Kate Taylor, Andrew & Ashlyn Mohanlall, Eric Eaton.

The minutes of the January 24, 2013, meeting were reviewed for approval. A motion to approve was made by Jordan Szklany, and seconded by Noah Knataitis. All voted in favor of the motion.

**Agenda items:**

Appeal No. 814: James LaPlant of 6023 Pease Road, Williamson, NY 14589. For construction of a detached pole barn garage. Property is owned by the applicant and is located at 6023 Pease Road, Williamson. Zoned A-1.

Mr. LaPlant explained that he plans to build a detached garage, approximately 40 x 50, across the driveway from his house. Due to the angle of the property line, set back relief will be required for the back corner of the building. He clarified for the board the actual location (on the survey map) of the existing and proposed buildings. He requests 20 feet of side setback relief, though the plans call for the pole garage to not be quite that close to the lot line.

A motion was made by Noah Knataitis and seconded by Jordan Szklany to grant 20 feet of side setback relief on the northeast lot line. All voted in favor of the motion.

Appeal No. 815: Scott Flora of 4646 Ridge Road, Williamson, NY 14589. For construction of an addition with storage area. Property is owned by the applicant and is located at 4646 Ridge Road, Williamson. Zoned A-R.

Mr. Flora's wife had back surgery today, and he was unable to attend the meeting.

A motion was made by Noah Knataitis and seconded by Jordan Szklany that this application be tabled until the March meeting. All voted in favor of the motion.

Appeal No. 816: Craig Chelini of 6532 Tuckahoe Road, Williamson, NY 14589. Special use permit for construction of migrant labor housing. Property is owned by the applicant and is located at 3270 Kenyon Road, Williamson. Zoned A-1.

Steve Haywood explained to Mr. Chelini that under the current code, a special use permit application is referred to the Planning Board for site review, then sent back to the Zoning Board of Appeals for final approval.

Don Lewis of AEY Engineering explained that if the special use permit is approved, the existing farmhouse will be razed. An existing barn by the road will be removed, as it is not structurally sound.

The land drains well from north to south, with a low area at the trees. Craig intends to clear the trees and plant corn.

The new building will house up to four migrant workers, seasonally (not year-round). Due to its size, it is not necessary to meet NYS Department of Health specifications, but the building will be constructed in accordance with those specifications to allow for expansion in the future. Craig, however, does not intend to ever have more than four workers; he has no plans whatsoever to expand the size of his current operation.

Kate Taylor, of 3211 Kenyon Rd, expressed concern regarding future transient labor population up and down the road, residents who don't own any property. One dwelling, she stated, is okay. Bruce Akins explained that the code limits what can be done, and the special use permit, if approved, would limit the population to four (which is what he has applied for). He also reminded the group that New York is a "right-to-farm" state.

Kurt Mangos stated he is glad to see the property being cleaned up; he knows Craig takes care of his land.

Andrew Mohanlall, of 3210 Kenyon Rd, asked about the clearing of the trees toward the property line, and requested Craig leave a buffer line of trees. Craig was agreeable to this.

Steve Haywood explained that this application must be sent to the Town Planning Board for site plan review, and can probably be ready for their April meeting. Chelini will return then to the meeting of the Zoning Board of Appeals at the end of April.

There being no further business a motion was made to adjourn by Jordan Szklany, seconded by Noah Knataitis. All voted in favor.

Respectfully submitted,

Christine Nagel  
Secretary