

A public meeting of the Zoning Board of Appeals of the Town of Williamson was held on April 27, 2017, in the Town Complex meeting room at 7:00 PM.

The following members were present: Ernie Norton, Chairman
Daniel DeCracker
Tim Gulick
Noah Knataitis
Chuck Monsees

Also present were Nathan & Caroline Cooper, Zach Reid, Paul & Jenifer Winslow, Richard Seyfried, Ed Merriett, Steve Rawden, Nick & Diana Rawden, and Hafied Abdunnasir.

The minutes of the March 23, 2017, meeting were reviewed for approval. A motion was made by Chuck Monsees to approve said minutes as submitted, and was seconded by Noah Knataitis. All voted in favor of the motion.

The ZBA clerk had mailed a letter regarding Appeal No. 859 to Jefferey Morlock on April 3, 2017 regarding their verbal withdrawal of their application for 6692 Tuckahoe Rd on March 8, 2017. There being no further response from the applicants, a motion was made by Dan DeCracker to acknowledge the appeal as withdrawn, and was motion was seconded by Ernie Norton. All voted in favor of the motion.

Agenda Items:

Further Review of Appeal No. 858: Paul Winslow of 5988 Russell Rd, Williamson, NY. Applicant is requesting a use variance to construct a mini-storage facility. Property is owned by Daryl Minier and located at 5755 Route 21, Williamson. Zoned R-1 (Residential).

Public Hearing opened at 7:03 PM

The Building & Zoning Office has received no communications from any neighbors.

The decision of the Wayne County Planning Board recommended approval, noting the requirement at the local level to substantiate the necessary criteria (hardship rules/test) to grant the use variance.

Paul Winslow now owns this property, having closed on March 31, 2017. He would like to get more use out of the property, a greater return on investment. In response to the ZBA's questions, Mr. Winslow confirmed that storage units would be rented to the general public, not just to the tenants in the existing apartments.

Public Hearing closed at 7:10 PM.

The Board discussed the required hardship tests that must be substantiated in order for this use variance to be approved.

This is a Type II SEQR action and requires no further review.

A motion was made by Chuck Monsees to grant Appeal No. 858 with the following conditions:

- 1) Only one 100 x 52 sq ft building may be constructed.
- 2) The structure must be completely fenced in.
- 3) The owner must adhere to the recommendations of the Wayne County Planning Board as outlined in their letter dated 3/1/17.

The motion was seconded by Ernie Norton. On roll call vote

Ayes: Monsees, Norton

Nays: Gulick, Knataitis, DeCracker. The variance is denied.

Appeal No. 861: Nathan Cooper, 5896 Route 21, Williamson, NY. Applicant is requesting an area variance to construct an accessory structure. Property is owned by Nathan and Caroline Cooper and is located at 5896 Route 21, Williamson. Zoned R-1 (Residential).

Public Hearing opened at 7:19 PM

The Coopers wish to build a post-frame residential accessory structure at the base of their property, which is a long-stemmed flag lot, putting the structure forward of the front of the house. The proposed structure would be used to store personal recreational vehicles, lawn mower, snow blower and the like. It would not be visible from the road. The parcel itself is a steep hill surrounded by very wet low areas, giving limited locations for which to practically place this structure.

Public Hearing closed at 7:25 PM.

This is a Type II SEQR action and requires no further review.

A motion was made by Tim Gulick to grant Appeal No. 861 as submitted, allowing an accessory structure up to 350 feet forward of the front of the house. The motion was seconded by Dan DeCracker. All voted in favor of the motion. The variance is approved.

Appeal No. 862: Richard Seyfried, 7068 Tuckahoe Rd, Williamson, NY. Applicant is requesting an area variance to install a swimming pool. Property is owned by Richard Seyfried and is located at 7068 Tuckahoe Rd, Williamson. Zoned A-1 (Agricultural).

Public Hearing opened at 7:23 PM

Mr. Seyfried wishes to install a new above-ground swimming pool in the location of the previous pool which was removed in 2016; the old pool was over 30 years old. Current code requires Mr. Seyfried to obtain setback relief. Per the requirements of the pool manufacturer, the pool must be set up in such a way that the wall would move, otherwise the pool warranty would become void. In addition, in the early 1990's, tiles were installed and swales dug at the rear of this and neighboring parcels to improve the drainage for at least five properties. That area cannot be disturbed without negative affect to the drainage of those properties.

There would be no change to the character of the neighborhood.

Public Hearing closed at 7:34 PM.

This is a Type II SEQR action and requires no further review.

A motion was made by Noah Knataitis to grant Appeal No. 862 as submitted, granting seven feet of north side setback relief. The motion was seconded by Tim Gulick. All voted in favor of the motion. The variance is approved.

Appeal No. 863: Nicholas & Diana Rawden, 4765 Lakewood Dr, Williamson, NY. Applicants are requesting a use variance to construct a barn on residential vacant land. Property is owned by Nicholas and Diana Rawden and is located on Lake Rd, Williamson. Zoned A-1 (Agricultural).

Public Hearing opened at 7:39 PM

The Rawdens live at 4765 Lakewood Dr, having purchased that home approximately one year ago. Six months later, they purchased the vacant parcel around the corner on Lake Rd, with future home to build a home for Mr. Rawdens parents. Mr. Rawden would like to first construct a 3-car garage with electricity and water, and construct a patio home in 2-3 years.

Public Hearing closed at 7:48 PM.

The Board reminded the applicants that the home will need to be placed in compliance with Zoning Code (such that the garage is not forward of the front of the house).

This is a Type II SEQR action and requires no further review.

A motion was made by Tim Gulick to grant Appeal No. 863 as submitted, to construct a residential accessory structure in advance of the primary residence. The motion was seconded by Noah Knataitis. All voted in favor of the motion. The variance is approved.

Hafied Abdunnasir was present to request that Board vote to rehear his Appeal No. 860, which had been denied on March 23, 2017. The Board reviewed the documents from the March 2017 meeting and discussed this request

A motion was made by Tim Gulick to rehear Appeal No. 860 on May 25, 2017, and was seconded by Noah Knataitis. All voted in favor of the motion.

The Board requires that Mr. Abdunnasir obtain cost estimates for different septic systems (Eljen, raised-bed, and pumping to a rear leach field).

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

Respectfully submitted,

Christine Nagel, Secretary