

A public meeting of the Zoning Board of Appeals of the Town of Williamson was held on May 24, 2018, in the Town Complex meeting room at 7:00 p.m.

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

Also present were Tom & Linda DeCocq, and Tom Alexander, Code Enforcement Office.

The minutes of the April 26, 2018, meeting were reviewed for approval. A motion to approve said minutes as submitted was made by Dan DeCracker and seconded by Chuck Monsees. All voted in favor.

Notice of Action for Appeal No. 875: Kyle Bolinger of 7710 Jay St, Williamson, NY. Request for an area variance. Property is owned by applicant and is located at 7710 Jay St, Williamson. A motion to accept Notice of Action for Appeal No. 875 as submitted was made by Tim Gulick and seconded by Dan DeCracker. All voted in favor.

Notice of Action for Appeal No. 877: Johannes (Rick) Vos of 7487 East Townline Rd, Williamson, NY. Request for an area variance. Property is owned by applicant and is located at 7487 East Townline Rd, Williamson. By consensus, the Board agreed to table this approval.

Notice of Action for Appeal No. 878: Pultneyville Fire Co of 4049 Lake Rd, Williamson, NY. Request for an area variance. Property is owned by applicant and is located at 4049 Lake Rd, Williamson. A motion to accept Notice of Action for Appeal No. 878 as submitted was made by Dan DeCracker and seconded by Ernie Norton. Four members voted in favor, with Noah Knataitis abstaining.

Notice of Action for Appeal No. 879: Randall Storms of 4046 Stanford St, Williamson, NY. Request for an area variance. Property is owned by applicant and is located at 4046 Stanford St, Williamson. A motion to accept Notice of Action for Appeal No. 879 as submitted was made by Dan DeCracker and seconded by Tim Gulick. Four members voted in favor, with Noah Knataitis abstaining.

Notice of Action for Appeal No. 880: Amy Catalano of 2711 Rosemarie Ln, Williamson, NY. Request for an area variance. Property is owned by applicant and is located at 2711 Rosemarie Ln, Williamson. A motion to accept Notice of Action for Appeal No. 880 as submitted was made by Noah Knataitis and seconded by Tim Gulick. All voted in favor.

**Agenda Item:**

Appeal No. 881: Tom & Linda DeCocq of 7578 Fisher Rd, Ontario, NY. Applicants are requesting an area variance to construct a detached garage. Property is owned by Linda DeCocq and is located at 7578 Fisher Rd, Williamson. Zoned A-1 (Agricultural).

Public hearing opened at 7:08 PM

The applicant wishes to construct a 24' by 32' detached post-frame accessory structure in the southwest corner of the flag lot, forward of the front of the existing house. The structure will not be visible from the road. There is a row of pine trees on that end of the west property line, with orchard in front of that. The structure would actually be more than 1000' feet from the road.

The survey which the DeCocqs submitted includes a "choice 2" and "choice 3." Choice 1 is the best choice, in best access from the driveway and requiring the least amount of site work. Choice 2 would require at least six feet of fill to level off, and choice 3 is quite far from the driveway and the house.

The DeCocqs purchased the property 26 years ago.

No comments have been received from the neighbors.

Public hearing closed at 7:16 PM

A motion was made by Tim Gulick to grant Appeal No. 881 allowing 28' of relief to set the accessory structure forward of the front of the primary structure. Noah Knataitis seconded the motion. All voted in favor. Motion passed.

This is a Type II SEQR action and requires no further review. The Board has determined that strict application of the Zoning ordinance would produce undue hardship.

The Board then discussed the best practice for variance applications that contain more than one request for relief (e.g. front setback and side setback). On the counsel from Town Attorney, Art Williams, the consensus of the Board is that each item of relief should be voted on in individual motions. The Zoning Officer and the Clerk will research Zoning Forms, Variance Applications and Board checklists used in other Towns to develop material most beneficial for Williamson.

A motion was made by Ernie Norton to rehear Appeal No. 877 (Vos), so as to give the applicant the opportunity for each item to be voted on separately. Chuck Monsees seconded the motion. All voted in favor.

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