

APPROVED

A Public Hearing before the Zoning Board of Appeals of the Town of Williamson was held on May 27, 2010, in the Town Conference Room at 8:00 P.M.

The following members were:

Present: Jay Peters, Chairman
Ernie Norton
Jordan Szklany
Kurt Allman
Bruce Akins

Also present: Roger Dobbs, Lee Mayfield, Tom Watson, Williamson Town Board Member, Scott Martin, Dave Matthews, P.E. of Shelley Associates, P.E., Dennis VanStrien, John DeBryne and Stephen C. Haywood, Assessor/Zoning Officer

The minutes of the April 22, 2010, meeting were submitted for approval. A motion was made by Ernie Norton and seconded by Jordan Szklany to approve the minutes as submitted.

The following Notice of Action was submitted for approval:

Appeal No. 770 – (Mark Hermenet) A motion was made by Kurt Allman to approve the Notice of Action as submitted. Ernie Norton seconded the motion.

Appeal No. 771 – (Jason Allen) A motion was made by Ernie Norton to approve the Notice of Action as submitted. Kurt Allman seconded the motion.

Agenda item:

Appeal No. 773: Roger Dobbs of 7580 Stoney Lonesome Rd, Williamson, NY 14589. A request for an area variance for setback relief for a proposed deck. Property is owned by the applicant and is located at 7580 Stoney Lonesome Rd, Williamson. Zoned A-1.

Roger Dobbs addressed the Board. He desires to build a 16' x 48.5' deck on the back of his home. The northeast corner of the proposed deck would be 37.5 feet from his rear lot line, zoning requires setback to be 50 feet. Therefore, he is asking for 12.5 feet of relief.

The Board raised questions to Mr. Dobbs as to why he did not take into consideration the construction of a possible deck prior to building this home. He indicated cost of moving the house was a factor.

Lee Mayfield, the neighboring property owner to the north, spoke in support of his project.

Discussion ensued with Mr. Dobbs to lessen the degree of non-conformity for the proposed deck. Mr. Dobbs presented a computer drawing of the proposed deck.

Chairman Peters asked if anyone had any concerns or objections concerning the proposed deck. One of the adjoining property owners, Robert Fox, has voiced his objection to the variance because he feels it will be too close to his lot line where it would impact his farming operation.

Discussion ensued.

Ernie Norton motioned to grant Appeal No. 773 with 6 inches of relief on the northeast corner of the house with the deck to be no closer than 49.5' from the rear lot line. Kurt Allman seconded the motion. Upon roll call vote, all voted in favor of the motion.

Appeal No. 774: Scott Martin of 2709 Shepherd Rd, Williamson, NY 14589. A request for an area variance for front setback relief for a proposed garage. Property is owned by the applicant and is located at 2709 Shepherd Rd, Williamson. Zoned A-1.

Scott Martin addressed the Board. He indicated he wishes to build a post-frame storage building, which will have access from Fisher Road. The building would be 44 feet from the front setback of Fisher Road. Town zoning requires 50 feet setback allowance. Therefore, 6 feet of relief is needed. The reason for relief is to avoid having to remove a large pine tree and septic system location.

Chairman Peters asked if there were any concerns or objections were brought before Town. There were none. The Board reviewed the map.

There being no further questions, Jordan Szklany motioned to Grant Appeal No. 774 for 6 feet of relief to the front line of Fisher Road. Kurt Allman seconded the motion. Upon roll call vote, all voted in favor of the motion.

Appeal No. 775: Dennis VanStrien, of 4715 Congdon Road, Williamson, NY 14589. Applicant is requesting a Special Use permit for construction of a labor camp. Property is owned by the applicant and is located on 4715 Congdon Road, Williamson. Zoned A-1.

Dave Matthews, P.E. from Shelley Associates addressed the Board on behalf of Dennis VanStrien. Mr. VanStrien is requesting a Special Use for construction of a labor camp. A proposed site map was presented to the Board. The proposed camp will be 36' x 72' and house up to 24 people, and will be located to the north of three existing labor camps. The new camp will have a new septic installed. The site plan and construction plans must meet the Dept. of Health requirements.

Chairman Peters asked Mr. VanStrien if he spoke with the Grandjeans regarding the location of the camp. Mr. Matthews indicated that he had. Mr. John DeBryne, adjoining property owner, addressed the Board. He indicated that he is in favor of the labor camp in its present location.

Kurt Allman motioned to refer Appeal No. 775 to the Planning Board for site plan review and Zoning Board granting conditional approval upon Planning Board's approval of site plan. Appeal to come back to Zoning Board for final approval. Upon roll call vote, all voted in favor of the motion.

There being no further business, a motion was made by Ernie Norton to adjourn the meeting. Jordan Szklany seconded the motion. The meeting was adjourned at 9:00 P.M.

Respectfully submitted,

Paula Dattbyn, Secretary
Zoning Board of Appeals