

APPROVED

A public hearing before the Zoning Board of Appeals of the Town of Williamson was held on June 28, 2012, in the Assessor's Office at 8:00 p.m.

The following members were present:

Present: Ernest Norton, Chairman Absent: Bruce Akins
 Tim Gulick
 Jordan Szklany
 Noah Knataitis

Also present: Stephen C. Haywood, Assessor/ Building Inspector, Joe and Mae Pitts, and Peter Willis

The minutes of the May 24, 2012, meeting were submitted for approval. A motion was made by Tim Gulick and seconded by Noah Knataitis to approve said minutes. All voted in favor of the motion.

The following Notice of Action was submitted for approval:

Appeal No. 800– Jody and Frederic Schmeelk (Variance) Jordan Szklany made a motion to approve the Notice of Action as submitted. Noah Knataitis seconded the motion. All voted in favor of the motion.

Agenda items:

Appeal No. 801: Joe Pitts of 6427 Cole St, Williamson, NY 14589. Applicant is requesting a use variance for an existing apartment in a single-family dwelling previously constructed. Property is owned by the applicant and is located at 4028 Ridgeway Street, Williamson. Zoned C-2.

Joe Pitts addressed the Board. He indicated that he had just recently purchased this property. He had purchased it with the knowledge that it was used as a two-family. Mr. Pitts had subsequently learned from Mr. Haywood upon applying for a building permit to renovate the property, that the prior owner, Leo Blauvelt, had built an apartment on the rear of the home for his mother to live there but never received a permit for the addition. Mr. Pitts indicated that he is currently working on the front part of the home, and that he wishes to rent out both apartments after the renovations should the variance be approved. Mr. Haywood indicated that there are many homes in that area that are currently being rented out. A question was raised if there are other homes that are two-family. Mr. Haywood indicated that there were none. Jordan Szklany asked Mr. Haywood if Mr. Pitts would have to have plans for the renovations of the apartments in order pass code. Mr. Haywood indicated that he would. Chairman Norton asked when the addition was

put on. Mr. Haywood indicated that it had been there for many years, approximately in the 1970's

Chairman Norton asked Mr. Haywood if there were any concerns from the neighboring property owners. There were none. Chairman Norton spoke with one property owner and they had no problem with the proposed project.

There being no further discussion, Jordan Szklany made a motion to grant Appeal No. 801 as submitted. Noah Knataitis seconded the motion. Upon roll call vote, all voted in favor of the motion.

Mr. Haywood informed Mr. Pitts that he would also have to provide enough parking for the tenants.

Appeal No. 802: Peter Willis of 3173 Shepherd Road, Williamson, NY. Applicant is requesting front setback relief for construction of a front porch. Property is owned by applicant and is located at 4347 Ridge Road, Williamson. Zoned R-1.

Peter Willis addressed the Board. He indicated that back in March he purchased the property. He wishes to removed the existing front stoop and replace it with a 6' x 6' covered porch, which would make it more aesthetically appealing. He is looking for 18 feet of relief.

Chairman Norton asked Mr. Haywood if there were any concerns from the neighboring property owners. There were none.

There being no further discussion, Tim Gulick made a motion to grant Appeal No. 802 with 18 feet of front setback relief for a front porch. Jordan Szklany seconded the motion. Upon roll call vote, all voted in favor of the motion.

There being no further business, a motion was made by Tim Gulick to adjourn the meeting. Jordan Szklany seconded the motion. All voted in favor of the motion. The meeting was adjourned at 8:30p.m.

Respectfully submitted,

Paula J. Datthyn, Secretary