

APPROVED

A public hearing before the Zoning Board of Appeals of the Town of Williamson was held on August 28, 2014, in the Town Complex meeting room at 7:00 PM.

The following members were present:

Present: Ernie Norton, Chairman
Chuck Monsees
Tim Gulick

Absent: Bruce Akins
Noah Knataitis

Also present were Karen Kreutzer, Andrew Doniger, and Mike & Dorene Strommer.

The minutes of the July 24, 2014, meeting were reviewed for approval. A motion to approve the corrected minutes was made by Ernie Norton, and seconded by Tim Gulick. All voted in favor of the motion.

Agenda items:

Final Review of Appeal No. 824: David Kreutzer of 3462 Ridge Rd, Williamson, NY. Applicant is requesting setback relief for the purpose of creating a residential parcel approximately one acre in size. Property is owned by applicant and is located at 3462 Ridge Rd, Williamson. Zoned A-1 (Agricultural).

The plan which the Kreutzers proposed last month has been adjusted so that the two barns located southwest of the house will both now remain part of the one-acre parcel with the house. The setbacks for both meet the zoning requirements. Their new subdivision plan still creates three parcels.

In order to meet the requirements of the code for a 1-acre minimum lot size for a single family dwelling in the A-1 zone, a setback variance is needed for one barn that sits behind the house. This barn will be located on the 8.09 acre parcel which the Kreutzers are retaining.

Zoning requirements dictate that the barn be setback 80' from the front property line. The barn is more than 100' from the road (which is generally the intention of a front setback), but only 20' from the proposed front lot line; this would require 60' of setback relief.

Granting such relief would have little impact on the property and on the neighborhood. There is suitable access for fire protection; Karen Kreutzer states that they will have a right of way via the horseshoe driveway to the 8+ acres they are keeping.

We have received no communication from any of the neighbors. The Planning Board gave their approval for this subdivision on August 5, 2014, pending Zoning Board approval tonight.

A motion was made by Tim Gulick to grant Appeal No. 824 as submitted for 60 feet of front setback relief. Motion was seconded by Chuck Monsees. All voted in favor of the motion.

Appeal No. 825: Andrew Doniger of 2737 Lake Rd, Williamson, NY. Applicant is requesting side setback relief in order to construct a deck. Property is owned by applicant and is located at 2737 Lake Rd, Williamson. Zoned L-R (Lakefront-Residential).

The Donigers would like to add a deck (which will face the lake) to the back of the house. The west property line is angled in relation to the house, and the proposal puts the deck as close as 11'4" to that line. The house on the adjoining parcel is set farther back from the road.

There has been no contact from the community. The neighbors were agreeable to the project, as expressed to the applicant. There is minimal impact to the neighborhood.

A motion was made by Chuck Monsees to grant Appeal No. 825 as submitted for 4 feet of west side setback relief. Motion was seconded by Ernie Norton. All voted in favor of the motion.

Appeal No. 826: Dorene Strommer of 4812 Congdon Rd, Williamson, NY. Applicant is requesting area relief in order to adjust lot lines. Property is owned by applicant and is located at 4812 Congdon Rd, Williamson. Zoned A-1 (Agricultural).

Appeal No. 827: Dorene Strommer of 4812 Congdon Rd, Williamson, NY. Applicant is requesting area relief in order to adjust lot lines. Property is owned by applicant and is located at 4804 Congdon Rd, Williamson. Zoned A-1 (Agricultural).

Dorene owns two adjoining properties, residing at one and renting out the other (a duplex). The first property is a somewhat square lot; the second is L-shaped and partially situated behind the first. The garage at 4812 Congdon Rd was constructed in 2007, built right at the minimum setback. She and Mike wish to add on to this garage, which can only be reasonably done to the back side; it is not possible to add to the front or to the sides of the garage. This requires them to adjust the lot lines, moving up to .15 acres from 4804 Congdon Rd, and making the "L" somewhat narrower, in order to meet setback requirements for the addition to the garage.

The lot at 4812 Congdon Rd is currently .37 acres (pre-existing, non-conforming) and is the smallest lot in the area; the proposed change makes the lot no more than .52 acres.

The lot at 4804 Congdon is currently .92 acres (also pre-existing, non-conforming); the proposed change makes the lot no less than .77 acres.

There has been no communication from anyone in the neighborhood or community.
There would be no visual change to the neighborhood.

A motion was made by Chuck Monsees to grant Appeal No. 826 as submitted, allowing the creation of a lot (without sewer) at 4812 Congdon Rd equal to less than 1-acre in the A-1 district. Motion was seconded by Tim Gulick. All voted in favor of the motion.

A motion was made by Tim Gulick to grant Appeal No. 827 as submitted, allowing the creation of a lot (without sewer) at 4804 Congdon Rd equal to less than 1-acre in the A-1 district. Motion was seconded by Ernie Norton. All voted in favor of the motion.

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

Respectfully submitted,

Christine Nagel
Secretary