

## APPROVED

A public hearing before the Zoning Board of Appeals of the Town of Williamson was held on September 22, 2011, in the Town Conference Room at 8:00 p.m.

The following members were

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

Also present: Jon Harvey, Nancy Thayer, Mark Lagoner, Dean Lagoner, Paul Howell, Diane Howell, Linda Howell, Dylan Smith, Stephen Niles, Scott Niles and Stephen C. Haywood, Assessor/Building Inspector.

The minutes of the August 25, 2011, meeting were submitted for approval. A motion was made by Ernie Norton and seconded by Jordan Szklany to approve said minutes. All voted in favor of the motion.

The following Notices of Actions were submitted for approval

Appeal No. 790 – Richard Mendoza and Linda Kimel – Ernie Norton made a motion to approve the Notice of Action as submitted. Jordan Szklany seconded the motion. Motion passed.

### **Agenda items:**

Appeal No. 791- Nancy Thayer, of 6955 Tuckahoe Road, Williamson, NY. Applicant, Nancy Thayer, is requesting a variance to locate a manufactured home on property owned by R. Gary Verbridge, 6832 Salmon Creek Road, Williamson, NY. Zoned A-1.

Nancy Thayer addressed the Board. She indicated that she has lived at the 6955 address for 17 years. Mrs. Thayer has made numerous repairs to the existing mobile home over the years to the point she feels it would not be economically feasible to continue the repairs due to the age of the home. Mrs. Thayer has torn down and removed the old home and would now like to purchase a new 2012 14' x 60' manufactured home to put in its place.

Mr. Haywood explained that the home was originally placed on the Verbridge farm for one of the full-time farm help to live in which was a permitted use back then. Over the years, it was sold to about 4 other individuals.

Mr. Haywood indicated that he was unaware of Mrs. Thayer's removal of the home. He issued a Stop Work Order to Mrs. Thayer since a permit was never obtained to demolish the home and the DEC was called by neighboring property owners due to the burning of

debris from demolition.

Mr. Haywood and Jay Peters, Chairman, indicated that they spoke with Gary and Al Verbridge and they did not want to have another mobile home in its place due to future problems should Nancy Thayer no longer live in the home.

Nancy Thayer submitted letters to the Board from individuals who were in favor of replacing the old mobile home with a new home. The Board reviewed the letters. Such letters are made part of the minutes.

Jay Peters appreciated the letters but felt there could be problems in the future.

Linda Howell, addressed the Board. She indicated that it was her opinion that it would be a financial hardship for Mrs. Thayer if she would have to put the manufactured home in a park because she could not afford the rent.

Diane Howell addressed the Board and questioned why the original home was sold without the town's knowledge. She also addressed Mrs. Thayer's financial hardship where moving to a park would not be financially capable to afford rent. Mr. Haywood clarified to the public that unlike real estate transfers, manufactured homes are considered personal property, and the Assessor's office is not informed of any transfers. Sales of manufactured homes are done through the Dept. of Motor Vehicles and not reported through NYS Office of Real Property.

There being no further discussion, Ernie Norton made a motion to grant Appeal No. 791. Jordan Szklany seconded the motion. Upon roll call vote, the Board voted as follows:

Jordan Szklany: No

Ernie Norton: No

Jay Peters: No

Motion Denied.

Appeal No. 792: Stephen and Laurie Niles of 3641 Shepherd Road, Williamson, NY. Applicant is requesting an area variance for front setback relief for construction of a deck. Property is owned by applicant and is located at 3641 Shepherd Road, Williamson, NY. Zoned A-1.

Steve Niles addressed the Board. He explained that he received a grant from DDSO to build a handicap ramp for his son who is handicapped and deck. Mr. Niles presented a copy of the stamped plans of the deck and ramp for the Board to review. The deck and ramp would extend 16.5 feet from the front of the house. At present, the house is 50.2 feet to the right-of-way. With the addition of the deck and ramp it would be 33.5 feet to the right-of-way. Zoning requires a 50-foot front setback.

Ernie Norton asked if the deck and ramp could go on the east side. Mr. Niles indicated that it was not possible since his septic was located there.

Discussion ensued as to the slope of the ramp.

Jay Peters asked Steve Haywood if there were any outside concerns or comments. There were none.

There being no further discussion, Ernie Norton made a motion to grant Appeal No. 792 as per plan with 17 feet of relief for front setback for construction of a deck and handicap ramp. 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 Ernie Norton to adjourn the meeting. Jordan Szklany seconded the motion. The meeting was adjourned at 8:40 p.m.

Respectfully submitted,

Paula J. Datthyn, Secretary