

APPROVED

A public hearing before the Zoning Board of Appeals of the Town of Williamson was held on October 28, 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: John Fox and Stephen C. Haywood, Assessor/Zoning Officer

The minutes of the September 23, 2010, 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.

Agenda items:

Appeal No. 779-- 3491 Eddy Road, Williamson. John Fox addressed the Board and explained that he is seeking a variance for front setback relief for construction of a 30' x 40' garage. The proposed garage would be 30 feet to the edge of the road and 20 feet to the edge of the right-of-way. Zoning requires 50 feet setback. Mr. Fox also indicated that upon doing more measuring for the proposed garage, he found that the garage would be 23 feet from his west lot line zoning requires 25 feet. Mr. Fox, discussed this with the neighbor, Mr. Palmeri, and he does not have a problem with the distance. There was discussion among the Board that if Mr. Fox is seeking side setback relief, in addition to front setback relief, Mr. Fox would have to apply for a new variance.

The Board discussed with Mr. Fox ways he could possibly reduce the size of the building, thereby not needing to reapply for a variance to include side setback relief.

Mr. Haywood indicated that Mr. Fox had a hardship in building the garage at its proposed location because his land in the back has standing water due to poor drainage and he couldn't move the garage back closer to the house because of the location of the leach lines.

Ernie Norton had concerns whether his neighbors had enough sight exiting their driveway with the new garage in this location.

Ernie Norton asked if the garage could be moved to the east side of his house. Mr. Fox indicated that he has a buried propane tank there and that his property drops off on that side.

Discussion ensued regarding changing the size of the garage. Mr. Fox had indicated he was willing to shorten the length of the garage, if needed but wished to keep the width the same because he wanted to install two 10-foot garage doors.

Members of the Board raised questions regarding the height of the building. Mr. Fox indicated it would be 10 foot to the eaves, 1-1/2 stories high, with two dormers.

After further discussion, Mr. Fox decided to apply for a new variance to include side setback relief.

There being no further questions, Ernie Norton motioned to grant Appeal No. 779 as submitted. Jordan Szklany seconded the motion. Upon roll call vote, the members voted as follows:

Jordan Szklany: No
Bruce Akins: No
Kurt Allman: No
Ernie Norton: No
Jay Peters: No.

Motion denied.

There being no further business, a motion was made by Kurt Allman to adjourn the meeting. Ernie Norton seconded the motion. The meeting was adjourned at 8:45 p.m.

Respectfully submitted

Paula J. Datthyn, Secretary