

APPROVED

A public hearing before the Zoning Board of Appeals of the Town of Williamson was held on November 18, 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: Michael Clancy, Georgiana Clancy, John Fox and Stephen C. Haywood, Assessor/Zoning Officer

The minutes of the October 28, 2010, meeting were submitted for approval. A motion was made by Bruce Akins and seconded by Ernie Norton to approve said minutes. All voted in favor of the motion.

The following Notice of Action was submitted for approval:

Appeal No. 779 – (John Fox) A motion was made by Ernie Norton to approve the Notice of Action as submitted. Kurt Allman seconded the motion. Motion passed.

Agenda items:

Appeal No. 780 – Michael Clancy, 7664 Salmon Creek Road. Mr. Clancy addressed the Board. He indicated that he wished to build a garage on the east side of his house. Mr. Clancy had applied for the permit and submitted a plan showing the proposed garage would be set back 57 feet from the road. Mr. Haywood explained that when he went to do the hole inspection, Mr. Haywood found Mr. Clancy was actually closer to the front lot line than the 57 feet. Upon measuring, the hole closest to the road actually measured out to be 33 feet. Mr. Haywood immediately instructed Mr. Clancy and his contractor to stop work and indicated that Mr. Clancy will have to come before the Zoning Board of Appeals for a variance. Mr. Haywood indicated to the Board that the Clancy's need 7 feet of relief.

Chairman Peters asked if there any public comments. There were none.

Ernie Norton motioned to approve Appeal No. 780 with 7 foot of relief. Kurt Allman seconded the motion. Upon roll call vote, all voted in favor of the motion.

Appeal No. 781 – John Fox – 3491 Eddy Road. Mr. Fox addressed the Board and indicated that since last month's meeting he decided to change the size of the proposed garage from 30' x 40' to 28' x 42'. Mr. Fox indicated that by changing the size, he

would not need a sideline setback variance. With the changes in the size of the proposed garage, he would be 25 feet from his west lot line. He is now requesting a front setback variance only. At the closest point, the proposed garage would now be 23' 4" to the edge of the road and 13' 4" to the edge of the right-of-way.

Chairman Peters was concerned that the garage would still be too close to the road, which would create a safety issue with traffic in the area.

Discussion ensued about moving the garage further back toward the leach lines or turning it more on an angle. The Board questioned Mr. Haywood how close a building could be and he indicated that code recommends 20 feet. Mr. Fox thought by moving the building back he would be closer than the recommended 20 feet.

After further discussion, the Board recommended this matter be tabled until the December meeting. The Board would like to see the location of the septic and leach lines on the map relation to the house.

Therefore, Bruce Akins motioned to table Appeal No. 781 to the December meeting. Applicant will provide measurements and drawings of the septic system in relation to the west side of the house and also with the measurement of the centerline of the right-of-way to the leach field. Ernie Norton seconded the motion. Motion passed.

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 8:42 p.m.

Respectfully submitted

Paula J. Datthyn, Secretary