

Chairman Ken Masker called the regular meeting of the Zoning Board of Appeals of the Town of Walworth to order at 7:02 P.M. Members present: Karel Ambroz, Pam Knapp, Tony Laga, Susan Mance, and Ken Masker. Other Town employees present were:

- Patti Marini, Town Board Liaison to the Zoning Board
- Richard Morris, Attorney for the Town
- Phil Williamson, Code Enforcement Officer

A motion was made by Susan Mance, seconded by Pam Knapp, to approve the minutes of November 1, 2004 as presented.

Roll Vote:	Tony Laga	Aye
	Karel Ambroz	Aye
	Ken Masker	Aye
	Susan Mance	Aye
	Pam Knapp	Aye

Motion carried.

1. **Application of Ronald Soucy residing at 5272 County Line Rd., Webster NY 14580 for an Area Variance located at the abovementioned property to allow the homeowner to construct a garage that will encroach upon the 15' side setback required. The property is located in an RR-1 district. The applicant seeks relief from 180-21(B) of the Walworth Town Code, Accessory buildings.**

Mr. Soucy was present to explain the application and answer questions from the Board. The proposed garage will face to the west of the property. It will be a metal sided, pole barn type structure. There will be two garage doors on the front of the garage and one door at the rear of the garage. It will have a concrete floor. A 10' wide gravel driveway is planned, eventually it will be paved. The shed that is next to the proposed garage is a permanent structure with a concrete floor. The shed is sided in T-111 and will be used for the storage of pool equipment. It would not be feasible to add onto the existing shed to convert it into a garage. The intent is to maintain 5' between the two structures for aesthetic reasons. There are no plans to use the new garage commercially. A strip of land, 15' wide was purchased from the adjoining neighbor to allow for enough space to build the garage, even so a variance is still required.

Chairman Masker closed the public hearing.

The Board adjourned at 7:10 P.M. to meet with Richard Morris, Attorney for the Town.

The meeting reconvened at 7:21 P.M.

The Board had more questions for Mr. Soucy.

Mr. Soucy further explained that there is a creek on the property that floods several times a year. If the garage was situated elsewhere on the property the elevation would have to be raised to protect the garage from flood water. The other side of the lot is where the septic system is located. The septic tank is in the front yard, the leach lines are off to the side. Another part of the lot has a steep slope, which would require much fill to be brought in to make it suitable for construction. To avoid drainage/flooding problems gutters and pipes will be installed to divert water back to the creek.

The Board stated that they have to be concerned about setting a precedent when a decision is reached.

Chairman Masker closed the public hearing again at 7:31. The Board adjourned to meet with Richard Morris, Attorney for the Town.

The meeting reconvened at 7:52 P.M.

A motion was made by Susan Mance, seconded by Karel Ambroz, to table the application.

Roll Vote:	Tony Laga	Aye
	Karel Ambroz	Aye
	Ken Masker	Aye
	Susan Mance	Aye
	Pam Knapp	Aye

Motion carried.

It was decided that the Zoning Board would like an appointment with Mr. Soucy to review the property, before a decision would be made. Friday August 5, 2005 at 6:00 P.M. was agreed upon.

The Zoning Board will meet on August 15, 2005 at 7:00 P.M. at the Town Offices in the meeting room to make a decision regarding the application.

Ken Masker made a motion to adjourn, seconded by Karel Ambroz at 7:56 P.M.

Respectfully submitted,

Deborah Spry
Zoning Board Clerk