

**TOWN OF PARMA**  
**ZONING BOARD OF APPEALS**  
**August 17, 2017**

**Members Present:** Dan Melville  
Veronica Robillard  
Tim Thomas  
Stephen Shelley  
Jim Zollweg

**Members Excused:** Dean Snyder

**Others Present:** Art Fritz, Dan Barlow

**Public Present:** None

The meeting was called to Order by Chairperson Robillard at 7:00 p.m. Chairperson Robillard explained the function of the ZBOA and the decision-making process. She also explained that this is a five member board and a quorum of three is required to pass a motion.

**SPECIAL PERMIT RENEWAL**

**2. CRAIG BRYCE – 645 MANITOU ROAD**

The application of Craig Bryce, owner of 645 Manitou Road for renewal of a Special Permit, pursuant to Town Zoning Article 9, subsection 165-79.1 (Home Businesses), to allow the outside storage of eight pieces of construction equipment and the repair of the equipment in the existing garage. This property is currently zoned Rural Residential (RR).

There was an inspection completed on June 17, 2017 by Art Fritz and there were no violations found. There are no complaints on file.

Chairperson Robillard asked whose pile of junk was to the North. Art Fritz stated that it is actually the neighbors junk pile the stuff immediately around the building is Mr. DeConinck.

There was discussion surrounding the lateness of the renewal. Art Fritz stated that this was a Building Department error due to low staffing in the department. There was discussion about how the department can make sure these are done on time going forward. They would like the department to be more proactive with these applications and not reactive.

After discussion, a **Motion** was made by Tim Thomas to **approve** the application of Craig Bryce, owner, for renewal of a Special Permit at 645 Manitou Road pursuant to Town Zoning Article 9, subsection 165-79.1 (Home Businesses), to allow the outside storage of eight pieces of construction equipment and the repair of the equipment in the existing garage with the same conditions as referenced in the lapsed Special Permit from June 18, 2015 with the exception that the renewal date will be January 1, 2018:

1. No more than 8 pieces of construction equipment.
2. No outside storage of junk, trash, or dismantled vehicles.
3. Hours of operation, Monday through Saturday, 7 am to 8 pm; Sunday, Noon to 5 pm.
4. No sales of any kind.
5. For a period of one year, renewable January 1, 2018. The rationale is that the application is 16 months past the renewal date and the applicant bears some responsibility.

Seconded by Stephen Shelley. **Motion carried to approve (5-0) (Ayes:** Dan Melville, Veronica Robillard, Tim Thomas, Stephen Shelley, Jim Zollweg).

The ZBOA minutes of June 15, 2017 were reviewed. **Motion** was made by Dan Melville to **approve** the June 15, 2017 minutes as presented. Seconded by Jim Zollweg. **Motion carried (4-0)** (Ayes: Dan Melville, Veronica Robillard, Stephen Shelley, Jim Zollweg; **Abstain**: Tim Thomas).

**ADJOURNMENT**

There being no further business, a **Motion** was made by Tim Thomas, seconded by Jim Zollweg to adjourn the meeting at 7:25 p.m. **Motion carried (5-0)** (Ayes: Dan Melville, Veronica Robillard, Stephen Shelley, Tim Thomas, Jim Zollweg).

Respectfully submitted,

Carrie Webster  
Recording Secretary