

**TOWN OF PARMA
ZONING BOARD OF APPEALS
December 21, 2006**

Members Present: Patrick Buskey
Veronica Robillard
Stephen Shelley
Dean Snyder
Tim Thomas

Others Present: Jack Barton

Public Present: See attached list

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

TABLED PUBLIC HEARINGS

1. ALEX DINICOLA – 1121 WEST AVENUE

Application was received from Alex DiNicola, owner, for a use variance at 1121 West Avenue. The property currently has 3 apartments and the applicant is requesting relief from Town Zoning Article 4, subsection 165-33-B which lists only single family dwellings and customary agricultural operations as permitted principle uses. This property is currently zoned medium Density Residential (MD).

Chairperson Robillard recalled that this application was tabled again at the November ZBOA meeting, per the applicant's attorney's request.

Franklin D'Aurizio, attorney, stated he was representing Alex DiNicola, who is ill and unable to attend this meeting, in presenting this application. He referred to the packet of information that he provided the Board, which included a history of the property and pictures. He explained that this is an unusual parcel, originally a 150 acre dairy farm established in 1850. Over the years, since the 1940's, this parcel has been sold off into separate parcels. The last parcel sold included the house in the front. 5 acres remained with a house and separate buildings which were used as residences for migrant workers. This was put up for auction in 1981 and purchased by Mr. DiNicola. He moved into one house and rented out the other house. He noted the odd shaped lot with not much frontage. The one house was built in 1900 and the two family house which is rented was built around 1940. It was used all this time for farm workers and rented out by Mr. DiNicola after he purchased them. He did not create these buildings – people were living there at the time he purchased this property. He reported that Mr. DiNicola has maintained this property well. He noted that both residential homes are not visible from the road. He reported this property is assessed at \$225,000. Each building is old, having been built 160 years ago and is in constant need of repair. He noted that a complete history of the property is included in the packet he provided to the Zoning Board. He referred to the auctioneer's description of the property as having multiple buildings. He stated that a financial hardship would result if Mr. DiNicola could not continue his rental dwellings. He would not get a reasonable return to provide income to continue with repairs on this property and to provide some income for himself. He noted that Mr. DiNicola is retired. Mr. D'Aurizio provided a copy of the tax bills for this property. He noted that Mr. DiNicola is 83 years old and there will be a time when he will sell this property.

Chairperson Robillard asked if Mr. DiNicola is considering selling the property at this time.

Mr. D'Aurizio replied that he is not considering selling at this time. He needs this income from the rental properties to pay for taxes and to maintain the property. Chairperson Robillard again asked about the reasonable return. Mr. D'Aurizio stated that this is not considered a business.

Chairperson Robillard reported that it has been determined that farm workers lived in the buildings prior to Mr. DiNicola purchasing this property, but was not used as a farm after he purchased it. Chairperson Robillard asked if the farm workers paid rent. Mr. D'Aurizio stated he did not know. Chairperson Robillard recalled that when Mr. DiNicola bought the property, he converted these buildings to rental units. Mr. D'Aurizio stated that these buildings prior to Mr. DiNicola's purchase was non-owner occupied, whether rent was paid or not by the migrant workers.

Public Comment: None. The public hearing was closed.

Board Discussion: Chairperson Robillard reported that notifications were in order and the request was returned by Monroe County as a matter of local determination. Jack Barton reported this is a Type II SEQR with no further action required.

Discussion was held on the criteria for a use variance. Dean Snyder reported that a previous owner (Mr. Jennejohn) confirmed that two dwellings were being rented when Mr. DiNicola purchased the property: the main house and the other one for a total of two rentals. This means that this could qualify the two rental dwellings as a pre-existing, non-conforming use. Jack Barton noted in June of 1981, a building permit was issued for an addition which combined two existing buildings and included a kitchen living room, bath, bedroom and utility room. This was described as additional living space for his mother at that time. Tim Thomas questioned if all permitted uses were not favorable. Dean Snyder referred to the building permit issued in 1981 for a \$10,000 expansion to the house to an existing use and occupancy. This shows that the Town of Parma looked at this property as having two homes. The southerly house was changed from two small buildings into one. The taxes paid indicate that this is a property with multiple residences. Dean Snyder suggested that his property would need to be assessed by a realtor before a use variance can be considered.

Following discussion, a **Motion** was made by Dean Snyder to designate the property at 1121 West Avenue, owned by Alex DiNicola, as an existing non-conforming use for the two residential structures. I am basing this motion on records from the Town of Parma: Ownership and assessment records which show very soon after purchase of the property, Mr. DiNicola made a \$10,000 expansion on the south building and the building permit 67 issued in 1981 showed the existing use and occupancy was a home. On that basis, I believe the Town of Parma accepted the fact in 1981 that this was an existing non-conforming use. Based on their decision we also should designate it as such. The description by the Town of Parma has no indication that each of these buildings was more than a single unit so the existing non-conforming use would be for a total of two residential single units on the property. Seconded by Stephen Shelley. **Motion Unanimously Carried (5-0)** (Ayes: Patrick Buskey, Veronica Robillard, Stephen Shelley, Dean Snyder, Tim Thomas)

Chairperson Robillard stated that the Board has established two residences that are existing non-conforming for this property. If the applicant wants to continue to use the one dwelling as a two family residence, financial evidence must be presented to substantiate the need for this use.

Following discussion, a **Motion** was made by Dean Snyder to table the application of Alex DiNicola, owner, for a use variance and area variance at 1121 West Avenue, until the February meeting (the February date requested by the attorney) pending additional sufficient evidence based on the new designation of the property brought forward at the Motion tonight. Seconded by Tim Thomas. **Motion Unanimously Carried (5-0)** (Ayes: Patrick Buskey, Veronica Robillard, Stephen Shelley, Dean Snyder, Tim Thomas)

Jack Barton noted that the deadline for submission of information for the February ZBOA meeting was January 31st.

NEW PUBLIC HEARINGS

2. PHILIP WEGMAN – 72 LAKESIDE BOULEVARD

Application was received from Philip Wegman, owner, for area variances at 72 Lakeside Boulevard. Applicant has constructed a 10.2 feet by 31.4 feet addition to the existing pool house with a front setback of 32 feet from the road right-of-way and is requesting relief from Town Zoning schedule 1 which requires a 40 feet front setback and Article 10, subsection 165-82.C.3 which requires that detached accessory buildings shall be located in the rear yard. This property is currently zoned Waterfront Residential (WF).

Philip explained that it is the nature of this waterfront neighborhood to have substandard front setbacks. He noted that the property across the street from him is 5 feet over the right of way. He stated that the road was built on the east-most portion of the right of way, and that a property that is 32 feet off the right of way is actually 55 feet off the road. He described this addition to the pool house as a three sided pavilion that they use for picnics. The pool is in the side yard, because there is no back yard on this property. Phil hired a contractor to build this addition and assumed the contractor got the building permit but he never did. He is now looking to reconcile this variance.

Public Comment: None. The public hearing was closed.

Board Discussion: Chairperson Robillard reported that notifications were in order and the request was returned by Monroe County as a matter of local determination. Jack Barton reported this is a Type II SEQR with no further action required.

Following discussion, a **Motion** was made by Tim Thomas to approve the application received from Philip Wegman, owner, for area variances at 72 Lakeside Boulevard. Applicant has constructed a 10.2 feet by 31.4 feet addition to the existing pool house with a front setback of 32 feet from the road right-of-way. This grants relief from Town Zoning schedule 1 which requires a 40 feet front setback and Article 10, subsection 165-82.C.3 which requires that detached accessory buildings shall be located in the rear yard. This property is currently zoned Waterfront Residential (WF). In making this determination to approve both of these area variances, the benefit can not be achieved by other means feasible to the applicant. The pool is situated in the side yard, which was constructed in 1969. The opportunity to have the pool house and addition put in the back are not feasible. There will be no undesirable change in the neighborhood character or to nearby properties. Other structures in this neighborhood sit closer to the right-of-way than this. This is very typical of waterfront properties in the Town of Parma. The request is not substantial because of the unique nature of this waterfront neighborhood. There are many similar setbacks in the neighborhood. There will be no adverse physical or environmental effect. The difficulty is somewhat self-created but this is mitigated by the characteristics of this waterfront property and substandard lots and setbacks. Using the balancing test, the benefit to the applicant outweighs any detriment to the health, safety and welfare of the community. Seconded by Patrick Buskey. **Motion Unanimously Carried (5-0)** (Ayes: Patrick Buskey, Veronica Robillard, Stephen Shelley, Dean Snyder, Tim Thomas)

3. DAVID REID – 126 BAILEY ROAD

Application was received from David Reid, owner, for area variances at 126 Bailey Road. Applicant is proposing to subdivide property and create 4 flag lots and one frontage lot. The frontage lot width will be reduced to 216.36 feet and will be 1.837 acres in area and the owner is requesting relief from Town Zoning schedule 1 which requires lots to be 260 feet wide and 2 acres in area. Applicant is also requesting relief for a side setback on the frontage lot from the existing garage to the new southerly property line. The proposed setback is 19.4 feet and 20 feet is required. The 4 flag lots are proposed to be served by a private drive and the owner is requesting relief from Town Zoning Article 10, subsection 165-82.E which states in part that a private drive may provide access for up to 3 parcels. This property is currently zoned Rural Residential (RR).

Kris Schultz, survey engineer, reviewed the subdivision map. He noted the existing house along the front with land in the back. The applicant's daughter and son-in-law want to build a house. They are planning four lots initially for this property in the back. There will be 10 lots total when this subdivision is completed. Cost wise, a dedicated road was recommended with water mains and hydrants to access these first four houses, rather than a private road which would need to be changed at a later date. This would set the stage for the first part of this subdivision. Stage 1 will include the one existing house and 2 new houses. Then lot 4 will be divided and developed into a total of 10 lots. There will be the potential for 9 new homes, with one lot used as a holding lot to get a driveway into the back. The people who buy the first lots know that there will be more houses going up in back. The only non-conforming part of this subdivision when it is done is the front lot width. The first lot would be put in with a stone base road, but with utilities. This road can be made into a dedicated road in the future. This protects the home owner and future homes and the Town. Kris reviewed the criteria for an area variance as it pertains to this application, as follows:

- Will there be an undesirable change? The lot width will be 216.36. This is not a unique lot width for this neighborhood. It is very typical of what is in the immediate area.
- Can the benefit sought by the applicant can be achieved by other feasible means? When zoning changed, the owner had a opportunity to develop this property and he really needs to develop more lots, 6 rather than 3, to qualify for a dedicated road.
- Is the request substantial? The required lot width is 260 feet. One lot will be substandard with a width of 216.36 feet which is not substantial. The 2 acre requirement would be met when the subdivision is completed. The 1.837 acre lot is only temporary. The 19.4 setback is not substantial from the required 20.
- Will there be a negative environmental impact? This is going through the Planning Board. The initial plans have not indicated any problem.
- Is the alleged difficulty self-created? Yes, but the benefit sought by the applicant outweighs any detriment.

Kris noted that all lots will be deed restricted to assure the dedicated road is developed. All lots will conform to lot widths and depth except lot 1. He noted that three houses are allowed and in order to not land lock the back part of the parcel, lot 4 is established, not as a building lot at the present time. Lot 4 is only established initially to assure the land is not land locked.

Public Comment:

Nick DiFeo- 100 Bailey Road: Owns land on the north side. Stated his concern about drainage.

Chairperson Robillard noted that drainage issues are the Planning Board's responsibility to address. Kris Schultz noted that there will be a public hearing to address this issue.

John Brazas -112 Bailey Road: Stated he wants to see the character of the neighborhood preserved. He was interested in obtaining the perc results. He referred to the Blumenstock property and the standing water in the back. He stated his concern that this wooded area will change. He was also concerned about the increase in traffic that would result from more homes. He stated his opinion that he would prefer to see this as a consideration for his child's needs instead of a money maker. He stated that granting this application would change this agricultural district into a residential district.

Dave Palmer – 138 Bailey Road: Stated his concern for the impact that developing this subdivision would have on Bailey Road, and the necessary repairs due to construction vehicles traveling on it. He felt this road would break up. He was concerned about the longer term impact. He questioned if the dedicated road will have the required setback for the home at 134 Bailey Road. He expressed concern about perc tests and drainage issues.

Frank Santonastaso – Stated he owns land in residential and agricultural districts. Wants to see the rural atmosphere of the Town of Parma retained or are we looking to change to a total residential appearance. He questioned why the Town decided on a 260 feet front lot width. Jack Barton responded that he did not know why they came to this number when zoning was established, perhaps because of appearance. He noted that based on the Town ordinance, 9 or 10 lots will meet the zoning requirements and the one substandard lot is what this variance is for.

Chairperson Robillard pointed out that this is a Rural Residential district.

The public hearing was closed.

Board Discussion: Chairperson Robillard reported that notifications were in order and the request was returned by Monroe County as a matter of local determination. Jack Barton reported this is a Type II SEQR with no further action required.

Following discussion, a **Motion** was made by Dean Snyder to deny the application received from David Reid, owner, for area variances at 126 Bailey Road to subdivide property and create 4 flag lots and one frontage lot. The frontage lot width will be reduced to 216.36 feet and will be 1.837 acres in area and the owner is requesting relief from Town Zoning schedule 1 which requires lots to be 260 feet wide and 2 acres in area. Also denied is relief for a side setback on the frontage lot from the existing garage to the new southerly property line. The proposed setback is 19.4 feet and 20 feet is required. The 4 flag lots are proposed to be served by a private drive. In addition, I recommend denying the request for relief from Town Zoning Article 10, subsection 165-82.E which states in part that a private drive may provide access for up to 3 parcels. This property is currently zoned Rural Residential (RR). In making this determination to deny, I believe the benefit can be achieved by other means feasible to the applicant. Given the layout of this property, the available area to provide a dedicated road is narrow and encroaches on the house to the south and barn to the north. The applicant could modify lot 1 to allow an accessory lot with a dedicated road if he would take down the barn. This will have less impact on the remaining properties. This application would create an undesirable change in the neighborhood character or to nearby properties. Again, because this road would be in very close proximity to the barn to the north and the house to the south. The request is substantial. The request will not have any negative physical impact. The alleged difficulty is self-created. Using the balancing test, the detriment to the health, safety and welfare to the community outweighs any benefit to the applicant. Seconded by Patrick Buskey. **Motion Unanimously Carried To Deny (5-0)** (Ayes: Patrick Buskey, Veronica Robillard, Stephen Shelley, Dean Snyder, Tim Thomas)

Chairperson Robillard polled the Board for their reasons for denying this application:

Dean Snyder: His reasons are stated in his motion.

Patrick Buskey: This would cause a significant impact on the neighborhood in reducing lot 1 to 216.36 feet. It could cause significant impact to 134 Bailey Road which would turn it into a corner lot and force variances issues for any additions to the property.

Stephen Shelley: There are too many negatives to existing zoning to allow granting this request.

Tim Thomas: This would create two corner lots putting an undue burden to current and future owners of these properties, by requiring them to request variances for additions or changes to their properties. In addition, a element of health and safety to homes adjacent and future blind spots that might negatively impact the neighborhood.

Chairperson Robillard: Dean Snyder's motion specifies the elements which the Board refers to when considering issuance of a variance and which supports this denial.

4. JOHN AND TRACY SONOGA, JR. – 5760 RIDGE ROAD WEST

Application was received from John and Tracy Sonoga, Jr., owners, for an area variance at 5760 Ridge Road West. Applicants are requesting relief from Town Zoning Article 9, subsection 165-76-E which limits the size of the accessory apartment to 1,185 square feet. They are requesting to construct a 1,364 square feet accessory apartment. Applicants have received a Special Permit for the accessory apartment. This property is currently zoned Agricultural Conservation (AC).

Tracey recalled that their original application was reviewed and denied at the November, 2006, ZBOA meeting. She stated that they have revised their house plan. The new plan has a 3,385 square feet main house and 1,364 square feet for the in-law apartment. She stated that the main house was made larger and the in-law area was made smaller to come closer to compliance. She recalled that this request was based on the fact that her mother is moving out of her home to live with them due to the fact that she is a widow and has osteoporosis, which will require space for a possible wheelchair in the future. She stated this home will not create an undesirable change in the neighborhood and with the plans they are submitting, you cannot tell that there is an in-law section of the house. The home is sitting on 6.18 acres and is 280 feet back from the road.

Public Comment: None. The public hearing was closed.

Board Discussion: Chairperson Robillard reported that notifications were in order and the request was returned by Monroe County as a matter of local determination. Jack Barton reported this is a Type II SEQR with no further action required.

Jack Barton referred to the comments at the last meeting, with regard to the appearance of the home, which does not show that there is an in-law apartment included. The Building Department computed the in-law apartment to be 15.2% over the allowable area for an in-law apartment (3385 for the main home, 1364 for the in-law apartment, minus 1184 which is the allowable area for an in-law apartment). Tracey reiterated that they have no other plans for this in-law space. If her mother no longer lives there, they would either sell the house or convert the in-law area to make the main house larger. This will never be used as anything other than a single family home.

Following discussion, a **Motion** was made by Tim Thomas to approve the application received from John and Tracy Sonoga, Jr., owners, for an area variance at 5760 Ridge Road West to grant relief from Town Zoning Article 9, subsection 165-76-E which limits the size of the accessory apartment to 1,185 square feet. They are requesting to construct a 1,364 square feet accessory apartment. Applicants have received a Special Permit for the accessory apartment. This property is currently zoned Agricultural Conservation (AC). In making this determination to approve, the benefit can not be achieved by other means feasible to the applicant. There is a medical condition that justifies the increase in square footage, approximately 15% over the allowable area for an in-law apartment. There will be no undesirable change in the neighborhood character or to nearby

properties. The applicant has gone to great lengths to design the front of the house to have the appearance of not having an in-law apartment and the house is sitting on 6+ acres of land. The request is not substantial. Due to the square footage of the main house, confirmed by the Building Department to be 3,385 square feet. There will be no adverse physical or environmental effect. The alleged difficulty is self-created, but somewhat minimal in nature. It could have been built to compliance but in this agricultural district and long term benefits for the in-law, using the balancing test, the benefit to the applicant outweighs any detriment to the health, safety and welfare of the community. Seconded by Stephen Shelley. **Motion Unanimously Carried (5-0)** (Ayes: Patrick Buskey, Veronica Robillard, Stephen Shelley, Dean Snyder, Tim Thomas) Dean Snyder stated that he felt that this request was substantial.

5. CHRIS WALSH – 5400 RIDGE ROAD WEST

Application was received from Chris Walsh, owner, for expansion of a non-conforming use at 5400 Ridge Road West. Applicant is proposing to expand the residential use of this commercially zoned property by constructing a 2,000 square feet accessory storage building and is making this request in accordance with Town Zoning Article 12, subsection 165-91. This property is currently zoned Highway Commercial.

Kris Schultz, surveyor, reported this property is being used as a residence, although it is zoned commercial. Because the current use is residential, the proposed storage building is considered residential use. An agricultural district is adjoining. The building and its size were designed with this in mind. The applicant also wanted to assure that the setbacks meet code, so the location was chosen to share an existing driveway. Use of the building will be for storage of cars and items belonging to the people who he rents the house to and items he uses for his business. Kris Schultz made it very clear to Chris Walsh that he can't use this barn for business. It has to be used as would any other storage facility in a residential area. Kris noted that this building area falls less than the maximum allowed for accessory buildings on this property. He noted that the storage building will be shielded from neighboring residences on the east by trees and location.

Public Comment: None. The public hearing was closed.

Board Discussion: Chairperson Robillard reported that notifications were in order, with one delayed notification. The request was returned by Monroe County as a matter of local determination. Jack Barton reported this is a Type II SEQR with no further action required.

Following discussion, a **Motion** was made by Tim Thomas to approve the application received from Chris Walsh, owner, for expansion of a non-conforming use at 5400 Ridge Road West Applicant is proposing to expand the residential use of this commercially zoned property by constructing a 2,000 square feet accessory storage building and is making this request in accordance with Town Zoning Article 12, subsection 165-91. This property is currently zoned Highway Commercial. In making this motion to approve this request, in accordance with the standards applicable to authorizing the expansion of a non-conforming use and/or structure listed in Article 12, subsection 165-91, I do not find anything that would give a reason not to approve. The Planning Board determined no drainage issues. Seconded by Stephen Shelley. **Motion Unanimously Carried (5-0)** (Ayes: Patrick Buskey, Veronica Robillard, Stephen Shelley, Dean Snyder, Tim Thomas)

SPECIAL PERMIT RENEWALS

6. FRANK AND LUIGI SANTONASTASO – 5070 RIDGE ROAD

Application was received from Frank and Luigi Santonastaso, owners, for renewal of a special permit at 5070 Ridge Road West. Owners are proposing to operate an auto sales and repair service. This property is currently zoned Highway Commercial (HC) which allows this use with a special permit.

Chairperson Robillard read a letter dated 12/14/06 from Art Fritz, ZEO, regarding fire safety and the special permit inspection for this property. Art listed violations which must be immediately brought into compliance. Frank Santonastaso, who was present, reported that most of the violations have been corrected. The major issue was the number of cars on display. He stated he is currently over the 73 car limit but is under the 101 number of cars listed in the violation letter. Frank noted that he is interested in requesting an additional number of cars allowed to be displayed. Chairperson Robillard explained that he must first be in conformity, and then he could submit a new application.

Following discussion, a **Motion** was made by Tim Thomas to extend this application until the January 18, 2007 ZBOA meeting to allow the applicant time to come into compliance with all violations cited, including the number of cars displayed. Seconded by Patrick Buskey. **Motion Unanimously Carried (5-0)** (Ayes: Patrick Buskey, Veronica Robillard, Stephen Shelley, Dean Snyder, Tim Thomas)

7. DAN RICOTTA, PLATINUM AUTO – 5064 RIDGE ROAD

Application was received from Daniel Ricotta, owner, AKA Platinum Auto, for renewal of their special permit at 5064 Ridge Road West to allow the display and sales of automobiles. This property is currently zoned Highway Commercial (HC) which allows this use with a special permit.

Chairperson Robillard reported no complaints on file. The inspection showed that all violations have been corrected.

Following discussion, a **Motion** was made by Tim Thomas to approve the application received from Daniel Ricotta, owner, AKA Platinum Auto, for renewal of a special permit to allow the display and sales of automobiles at 5064 Ridge Road West. This special permit allows 71 display spaces and 13 customer and employee parking spaces, as presented on the plan, with the 6 display spaces on the west and 8 display spaces on the east. This approval is for a period of two years, to be renewed June, 2008. Hours of operation to be 10 am to 6 pm, Monday through Friday; 10 am to 3 pm on Saturday; and Sundays by appointment only. This property is currently zoned Highway Commercial (HC) which allows this use with a special permit. Seconded by Stephen Shelley. **Motion Unanimously Carried (5-0)** (Ayes: Patrick Buskey, Veronica Robillard, Stephen Shelley, Dean Snyder, Tim Thomas)

DAVID AND KATHLEEN KEECH – 42 DUNBAR ROAD

Application was received from David and Kathleen Keech, owners, for renewal of a Special Permit at 42 Dunbar Road for an accessory apartment used as an in-law residence. This property is currently zoned Medium Density Residential(MD) which allows this use with a Special Permit.

Chairperson Robillard reported no complaints on file. Mr. Keech was present and stated that nothing has changed.

A **Motion** was made by Dean Snyder that the application of David and Kathleen Keech, owners for renewal of a special permit at 42 Dunbar Road to allow an accessory apartment to be used as in-law residence be approved. Once it is no longer used as an in-law apartment, the Town of Parma is to receive notification that either the plumbing has been disconnected or that they can justify that there is an unhindered access to the primary residence. In accordance with 165.76.A-I be reviewed to assure that it meets all the requirements. This special permit will be for a two year period, to be renewed 10/17/08. Seconded by Tim Thomas. **Motion Unanimously Carried (5-0)** (Ayes: Patrick Buskey, Veronica Robillard, Stephen Shelley, Dean Snyder, Tim Thomas)

MINUTES OF NOVEMBER 16, 2006

The following changes were recommended: page 2, last Para, remove "The location of this fence may start slightly westerly of the rear line." Page 4, change "Chris Schultz" to "Kris Schultz." Page 5, Para 6, line 12, change "The" to "This accessory...". A **Motion** was made by Dean Snyder to approve the November 16, 2006 Zoning Board of Appeals minutes with the recommended changes. Seconded by Tim Thomas. **Motion Unanimously Carried (5-0)** (Ayes: Patrick Buskey, Veronica Robillard, Dean Snyder, Tim Thomas; Abstain: Stephen Shelley)

OTHER BUSINESS

2007 Calendar: The preliminary dates for the 2007 Zoning Board of Appeals meetings were reviewed. The only change was made to the April date, which was changed to April 26, 2007.

ADJOURNMENT

There being no further business, a **Motion** was made by Patrick Buskey, seconded by Stephen Shelley, to adjourn the meeting at 11:10 pm. **Motion Unanimously Carried (5-0)** (Ayes: Patrick Buskey, Veronica Robillard, Stephen Shelley, Dean Snyder, Tim Thomas)

Respectfully submitted,
Diane Grundon, Recording Secretary