

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

**Members Present:** Frank Lucisano  
Veronica Robillard  
Stephen Shelley  
Dean Snyder  
Tim Thomas

**Others Present:** Jack Barton, Patrick Buskey (alternate)

**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. Chairperson Robillard offered hearing aid devices for anyone who required them.

Chairperson Robillard announced that this is Frank Lucisano's last meeting. He has resigned from the ZBOA because he is moving. The Parma Town Supervisor, Rick Lemcke recognized Frank Lucisano's service on the ZBOA and commended him on his exemplary service and dedication to the Town of Parma for the past 20 years.

**TABLED PUBLIC HEARINGS**

**1. KENNETH BRONGO – 58 PEASE ROAD**

Application was received from Kenneth Brongo, owner, for area variances at 58 Pease Road. Applicant is proposing to demolish all existing structures on the property and construct a 900 square feet, single story home without a garage and is requesting relief from Town Zoning Article 5 subsection 165-33-E-2a which requires a minimum of 1,200 square feet of living area and subsection 165-33-E-3 which states in part that each principal dwelling shall have a garage. This property is currently zoned Medium Density Residential (MD).

Chairperson Robillard recalled that this application was tabled to allow him time to research options for a garage. Ken explained again that he owns property to the north that does not have a garage and recalled that he wanted to duplicate the house plan for the proposed structure. He reported that he worked with the architect and they came up with a proposed plan that duplicates the look of the house next door but includes a 14 feet garage by having the garage come out 3 feet in the front and back 3 feet behind the house. The garage will be placed on the north side. He stated that the driveway serves both parcels. He explained that the setbacks are met and a garage is feasible. He provided blueprints that reflect this change. Chairperson Robillard reported that the 900 square feet area variance is still needed, per Article 5 subsection 165-33-E-2a. Ken requested to withdraw the portion of the application for an area variance for a garage. He stated that he is still requesting an area variance for the house, which will remain at 900 square feet. He is using the same blueprint for the house.

Following discussion, a **Motion** was made by Tim Thomas to approve the application Kenneth Brongo, owner, for an area variance at 58 Pease Road to demolish all existing structures on the property and construct a 900 square feet, single story home, which grants relief from Town Zoning Article 5 subsection 165-33-E-2a which requires a minimum of 1,200 square feet of living area. This property is currently zoned Medium Density Residential (MD). In making this determination to approve, the benefit can not be achieved by other means feasible to the applicant. The applicant has gone to great lengths to satisfy the garage requirement and to some extent this limits the home to achieve the required square footage requirements. There will be no change in neighborhood character or to nearby properties. The neighboring properties are of

similar size homes. This home will be an improvement to this area and is similar to the house that the applicant re-built to the north. The request is substantial but this is a great improvement to the trailer that is there. There will be no adverse physical or environmental effect. The alleged difficulty is somewhat self-created, but mitigated by the size of the property. In 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: Frank Lucisano, Veronica Robillard, Stephen Shelley, Dean Snyder, Tim Thomas.

## NEW PUBLIC HEARINGS

### 2. JAMES AND DEBRA PETERS – 62 PEASE ROAD

Application was received from James and Debra Peters, owners, for an area variance at 62 Pease Road. Applicants constructed a 10 feet by 20 feet accessory storage structure with a side setback of 4.5 feet from their northerly property line and are requesting relief from Town Zoning Schedule 1 which requires a minimum 10 feet side setback. This property is currently zoned Medium Density Residential (MD).

Debra stated that they constructed a storage structure too close to the side setback. She explained that they did get a building permit for this structure that they put up 8-9 years ago, but her husband was mistaken about what the setbacks were. This was recently brought to their attention. She stated that this structure is located at the northeast side of their property. There is no foundation, but it would be very difficult to move the structure since it has settled in the ground.

**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 Dean Snyder to approve the application received from James and Debra Peters, owners, for an area variance at 62 Pease Road to construct a 10 feet by 20 feet accessory storage structure with a side setback of 4.5 feet from their northerly property line. This grants relief from Town Zoning Schedule 1 which requires a minimum 10 feet side setback. This property is currently zoned Medium Density Residential (MD). In making this determination to approve, I don't believe the benefit can be achieved by other means feasible to the applicant. Because of the age of the structure, there is a significant chance this structure may not survive transportation to an appropriate location. There will be no change in neighborhood character or to nearby properties. This type of structure is consistent with the neighborhood and the location is inconsequential with regard to views from the neighbors and road. The request is not substantial. There will be no adverse physical or environmental effect. Although the alleged difficulty is self-created, using the balancing test, the benefit to the applicant outweighs any detriment to the health, safety, and welfare of the community. Seconded by Frank Lucisano. **Motion Unanimously Carried (5-0)** Ayes: Frank Lucisano, Veronica Robillard, Stephen Shelley, Dean Snyder, Tim Thomas.

### 3. JOSEPH AND ROBIN HIDY – 133 DUNBAR ROAD

Application was received from Joseph and Robin Hidy, owners, for an area variance at 133 Dunbar Road. Applicants are proposing to construct a 30 feet by 40 feet (1,200 square feet) accessory storage structure in their rear yard and are requesting relief from Town Zoning Article 5, subsection 165-33-C.2 which limits the total accessory storage area for the property to 600 square feet. This property is currently zoned Medium Density Residential (MD).

David Quider, Morton buildings representative, stated that it is a common problem for people to not have enough room in their garage to store their belongings. Joseph stated that his hobby takes up a lot of room, which leaves no room to park his car. He is looking to store: four 4 wheelers, two snowmobiles, a camper, two boats 19' and 24', trailers, four dirt bikes, a plow truck, and an antique truck. He stated that all items belong to him. He believes he can fit all these items in this storage structure.

**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 Dean Snyder to approve the application received from Joseph and Robin Hidy, owners, for an area variance at 133 Dunbar Road to construct a 30 feet by 40 feet (1,200 square feet) accessory storage structure in their rear yard. This grants relief from Town Zoning Article 5, subsection 165-33-C.2 which limits the total accessory storage area for the property to 600 square feet. This property is currently zoned Medium Density Residential (MD). In making this determination to approve, I don't believe the benefit can be achieved by other means feasible to the applicant. The applicant has a significant number of pieces of equipment which will be better served by being stored in the building. The owner listed the following items: 4 dirt bikes, 4 4-wheelers, 2 boats, 19' and 24', 2 snowmobiles, 1 antique truck, 1 camper, 1 plow truck, 1 lawn mower. Therefore, given the number of items to be stored, this is the appropriate size for the structure. There will be no undesirable change in the neighborhood character or to nearby properties. These items will be out of sight of the neighbors. The request is substantial. There will be no physical or environmental effect. The alleged difficulty is self-created, but using the balancing test, the benefit to the applicant outweighs any detriment to the health, safety and welfare of the community. Seconded by Frank Lucisano. **Motion Unanimously Carried (5-0)** Ayes: Frank Lucisano, Veronica Robillard, Stephen Shelley, Dean Snyder, Tim Thomas.

#### **4. KIM VANGELDER – 1130 OGDEN PARMA TOWN LINE ROAD**

Application was received from Kim Van Gelder, owner, for an area variance at 1130 Ogden Parma Town Line Road. Applicant is proposing to construct a 40 feet by 60 feet (2,400 square feet) accessory storage structure in the rear yard and is requesting relief from Town Zoning Article 5, subsection 165-33-C.2 which limits the total accessory storage area for the property to 600 square feet. The owner will be constructing a single family home at the same time. This property is currently zoned Medium Density Residential (MD).

George VanGelder stated he is the applicant's husband. He explained he has a lot of items to store inside, listing racing go-karts, 4 snowmobiles, 1 motorcycle, 4 trailers, 28', 20', 16' and 8', lawnmower, bicycles, soon to be his son's car and a daughter's car which is not purchased yet. Also he has tools and a workshop area is planned. In addition, he is planning to purchase an RV in the future and this will provide storage for this item. Keeping these items inside will keep them safe and out of the weather. Dean Snyder questioned the applicant why he isn't making his garage larger, as his home is not built yet. George stated that his new house will have a 3 car garage. He

currently has a 2 car garage which has no room for any cars with all the other equipment he owns. He wants this building put up along with his house. He wants a building that will keep construction equipment safe during the building of his house. He plans to place a generator/electrical supply in this structure instead of having it near his home because of the noise. George stated that the hole is dug for this house and the foundation will be started this week. They want this accessory structure to be put up as soon as possible to provide safe storage for house construction material as it is delivered. He stated that his house will be 4,000 square feet. He stated it is their intent to house all items in this structure and out of sight.

**Public Comment:** Chairperson Robillard read a letter, as follows:

**Karen Wingender – 1110 Ogden Parma Town Line Road:** Stated opposition to this application. Stated her concern about the size of the structure, which is larger than most houses on the street. It was her opinion that this does not fit in this rural setting and will not be esthetically appealing. This is four times the size currently allowed, which is excessive in her opinion.

George replied that a farm house has a barn that is half again as large as the one he proposes. Another similar barn is nearby, but smaller. Within a 2 mile radius, there are multiple structures that would add up to more than 2400 square feet. The Kentucky steel rep stated that the doors are never large enough. He states that he wasn't sure if all his items would fit in a smaller building. Chairperson Robillard asked the applicant if he would like to research a scaled down version of a structure than he requested or if he wanted the Board to act on this application. The applicant wanted the Board to act on this tonight.

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 Stephen Shelley to approve a modification of the application received from Kim Van Gelder, owner, for an area variance at 1130 Ogden Parma Town Line Road to construct an accessory storage structure no larger than 33 x 39 feet; 1287 square feet, which is approximately twice the size that zoning allows, in the rear yard. This grants relief from Town Zoning Article 5, subsection 165-33-C.2 which limits the total accessory storage area for the property to 600 square feet. The owner will be constructing a single family home at the same time. This property is currently zoned Medium Density Residential (MD). In making this determination, the benefit can not be achieved by other means feasible to the applicant. To allow a structure larger than this would result in an undesirable change in the neighborhood character or to nearby properties. The request is substantial. It is over 100% larger than allowed. The request will not have any adverse physical or environmental effect. The alleged difficulty is self-created, but using the balancing test, the benefit to the applicant outweighs any detriment to the health, safety and welfare of the community. The change of the square footage is to maximize construction method and material usage. Seconded by Tim Thomas. **Motion Unanimously Carried (5-0)** Ayes: Frank Lucisano, Veronica Robillard, Stephen Shelley, Dean Snyder, Tim Thomas.

## 5. RON AND JOYCE BORDEN – 1449 MANITOU ROAD

Application was received from Ron and Joyce Borden, owners, for an area variance at 1449 Manitou Road. Applicants are requesting to replace a 32.85 feet by 20.21 feet detached garage that was recently razed with a new 24 feet by 24 feet garage at a 40 feet front setback from the road right-of-way and is requesting relief from Town Zoning schedule which requires a 75 feet front setback. This property is currently zoned Rural Residential (RR).

Ron explained they are trying to replace a garage that was literally falling down. The building has been there a long time and was collapsing, so he took it down. The new garage is proposed to be 1 foot closer to the road, so they can get around the existing footing and not have to take it out. The existing slab will be covered with the new foundation slab.

### **Public Comment:**

Chairperson Robillard read a letter, as follows:

**Andy and Patty Phelps - 1435 and 1939 Manitou Road:** Stated they fully support the rebuilding of the garage in the same location as the old garage.

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 Ron and Joyce Borden, owners, for an area variance at 1449 Manitou Road to replace the 32.85 feet by 20.21 feet detached garage that was recently razed with a new 24 feet by 24 feet garage at a 40 feet front setback from the road right-of-way. This grants relief from Town Zoning schedule which requires a 75 feet front setback. This property is currently zoned Rural Residential (RR). In making this determination, the benefit can not be achieved by other means feasible to the applicant. The new garage will replace a dilapidated garage that was a health and safety risk. The applicant is trying to use the old concrete pad in this 1900's structure. There will be no undesirable change in the neighborhood character or to nearby properties. The request is not substantial. The existing home as evidenced by survey map was actually closer to the road than the proposed garage. This structure predates the current zoning. There will be no adverse physical or environmental effect, and will actually be an improvement to the area. This alleged difficulty is not self-created because the old garage was a health and safety risk and needed to be torn down. Using the balancing test, the benefit to the applicant outweighs any detriment to the health, safety and welfare of the community. Seconded by Frank Lucisano. **Motion**

### **Unanimously Carried**

(5-0) Ayes: Frank Lucisano, Veronica Robillard, Stephen Shelley, Dean Snyder, Tim Thomas.

## **6. MICHAEL AND PAULA CRAWFORD – 75 DELAVERGNE DRIVE**

The application of Michael and Paula Crawford, owners, for area variances at 75 Delavergne Drive. Applicants are proposing to subdivide the property into 2 lots and are requesting variances for both lots. Lot 1, the westerly lot is proposed to be 10,207 square feet in area, have a lot depth of 100 feet, a side setback of 5.1 feet from the newly created easterly property line and a side setback of 5 feet from the newly created southerly property line, and are requesting relief from Town Zoning schedule 1 which requires lots to have a minimum depth of 120 feet, a minimum side setback of 10 feet and a minimum lot area of 12,000 square feet. Applicants are also requesting relief from Article 5, subsection 165-35-E.3 which requires in part that each principal dwelling unit have a garage. There will be no garage on Lot 1. Lot 2 is proposed to be 8,724 square feet in area, a side setback of 4.9 feet from the easterly property line to the existing home, a side setback from the detached garage to the westerly property line of 9.9 feet. Relief is requested from Town Zoning schedule 1 which requires a side setback of 10 feet and a minimum lot area of 12,000 square feet. This property is currently zoned Waterfront Residential (WF).

Chris Schultz, surveyor, explained the goal is to create two lots from three lots on this property then to sell both. This is the first step. He provided a copy of the instrument survey. This property is currently under a single tax account but is divided into three lots. He noted it was common in the past to combine these waterfront lots into one tax account to save money. He stated they propose taking three lots and turning them into two. He provided a map of different lots on Delavergne Drive, indicating that substandard lots are common. He explained that the proposed lots will be significantly larger than those existing. This will not change the character of the neighborhood. He noted that on this property are two houses that are connected. He stated that in creating the lots, they tried to minimize the lot easements.

He addressed the following issues:

Lot depth: lot 1 is a corner lot, the lot to the south has 100 feet depth. No change in the neighborhood.

Side setbacks: Lots 1 and 2 side setbacks are not changing anything that changes the look. The houses are already there. The 4'9" side setback already exists. If you look at the other houses in this waterfront neighborhood, this is a typical setback for these lots.

Garage requirement: There is no garage on lot 1 and there is no room for a garage. If placed in front, it would block the view, but on the side would require a variance. Soil tests for the leach field has to be done. A garage may be considered after this is done.

He noted that the two residences are used separately, although connected.

Chris addressed the criteria for considering approval of a variance, as follows: He felt the benefit can not be achieved by other means. These lots are landlocked with no additional land available for purchase. He stated that the Crawfords live across the street and rent these two houses. Their goal is to sell this property.

Chris stated that the request is substantial with respect to current zoning, but this is typical of this lakefront neighborhood.

There will be no negative environmental impact. There will be no change to the structures and no creating any blocking of views of the lake.

The request is somewhat substantial from the standpoint that the house on lot 1 was built more recently, but considering this used to be 3 lots going down to the 2 lots originally created in 1925. All lots are substandard in this area.

**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 Dean Snyder to approve the application of Michael and Paula Crawford, owners, for area variances at 75 Delavergne Drive to subdivide the property into 2 lots and are requesting variances for both lots. Lot 1, the westerly lot is proposed to be 10,207 square feet in area, have a lot depth of 100 feet, a side setback of 5.1 feet from the newly created easterly property line and a side setback of 5 feet from the newly created southerly property line. This grants relief from Town Zoning schedule 1 which requires lots to have a minimum depth of 120 feet, a minimum side setback of 10 feet and a minimum lot area of 12,000 square feet. Also approved is relief from Article 5, subsection 165-35-E.3 which requires in part that each principal dwelling unit have a garage. There will be no garage on Lot 1. Lot 2 is proposed to be 8,724 square feet in area, a side setback of 4.9 feet from the easterly property line to the existing home, and a side setback from the detached garage to the westerly property line of 9.9 feet. This grants relief from Town Zoning schedule 1 which requires a side setback of 10 feet and a minimum lot area of 12,000 square feet. This property is currently zoned Waterfront Residential (WF). In making this determination, I do not believe the benefit can be achieved by other means feasible. The applicant is trying to subdivide this property into two improved lots from the current situation. There will be no undesirable change in neighborhood character or to nearby properties, since these structures are existing. The request is substantial by zoning code measures but I agree with the applicant, it is not substantial relative to the surrounding lots in this substandard waterfront area. There will be no adverse physical or environmental effects. The alleged difficulty is somewhat self-created but the majority of the locations of these buildings was determined several years ago. 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 Carried (4-1)** Ayes: Frank Lucisano, Veronica Robillard, Stephen Shelley, Dean Snyder; Nays: Tim Thomas. Tim explained that he felt there was an opportunity to include a garage.

## 7. 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).

Tony Cardone stated he was acting as Mr. DiNicola's interpreter. Alex stated he bought this property in 1980 and hasn't added any structures since then. He stated the apartments were there when he purchased the property and is a source of income for him. Jack Barton explained that the applicant came in to enclose a stairway for a handicapped child. In viewing this property, it was noted that there were apartments and they informed Mr. DiNicola that this was in violation of zoning. Chairperson Robillard questioned what the buildings were used for on the property. Alex explained one building is apartments, one building is storage for the school next door, one structure is a garage, and one structure is used for storage. The primary residence, where Mr. DiNicola lives, has one apartment upstairs and one downstairs. A separate building has two apartments. Mr. DiNicola stated he carries all utilities.

**Public Comment:** Chairperson Robillard read an e-mail received from Sarisa and Leon Zoghlin. They stated they have no objections, assuming the apartments meet the safety and public health requirements and have a C of O.

Chairperson Robillard kept the public hearing open.

**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.

Dean Snyder referred to the conditions for approving a use variance: (1) can not realize a reasonable return, substantial as shown by competent financial evidence by an accountant or an attorney. Also, that there is no other use as it is currently zoned; (2) the hardship is unique and does not apply to a substantial portion of the district or neighborhood; (3) the requested variance will not alter the essential character of the neighborhood; and (4) the alleged hardship has not been self-created. Dean Snyder noted that the applicant does not have financial evidence and recommended we table this until the next meeting to provide the applicant time to prepare to answer these questions. Also, a financial statement must be provided and a history of rentals.

Following discussion, a **Motion** was made by Dean Snyder to table without prejudice the application of Alex DiNicola, owner, for a use variance at 1121 West Avenue, to the October ZBOA meeting, in order for the applicant to provide additional information in order to satisfy the requirements of code 165.20.C.1.B. In providing that information, I would recommend the applicant therefore submit evidence answering: (1) how long the units have been occupied as 4 separate units; and (2) any other information which would describe the history of the rentals. The owner may want to review the application for the property at Burritt Road and Route 259, which may help them draw parallels which would satisfy the requirements of our code. Seconded by Tim Thomas. **Motion Unanimously Carried (5-0)** Ayes: Frank Lucisano, Veronica Robillard, Stephen Shelley, Dean Snyder, Tim Thomas.

## **8. DOUGLAS HILL – 5750 RIDGE ROAD WEST**

Application was received from Douglas Hill, owner, for an area variance at 5750 Ridge Road West. Applicant is proposing to reduce the road frontage width of the lot to 192.33 feet and construct a home on the lot where there is 240.59 feet of width and is requesting relief from Town Zoning Schedule 1 which requires lots to be 300 feet wide. This property is currently zoned Agricultural Conservation (AC).

Chris Schultz, surveyor, provided a preliminary plot and site plan. He noted the following issues that they had to deal with: (1) ask the DOT if a single driveway access to Ridge Road is okay. This requires a common driveway; (2) with regard to the creek and the flood plain, the Town wanted to assure the driveway not interfere with the flood plain. As a result, the driveway was split and an easement created for the driveway. They want to reset the lot, motivated by a potential purchaser of lot 2. They didn't want an easement using someone else's lot. This gives him more of a front yard. Chris stated that granting this variance for a 240.59' frontage, is only 60 feet less than required with this layout. This will not really change the character of the neighborhood. The houses will remain where proposed. This variance just moves the line over to move the driveway. The land has been for sale for quite a long time.

**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 Frank Lucisano to approve the application received from Douglas Hill, owner, for an area variance at 5750 Ridge Road West to reduce the road frontage width of the lot to 192.33 feet and construct a home on the lot where there is 240.59 feet of width. This grants relief from Town Zoning Schedule 1 which requires lots to be 300 feet wide. This property is currently zoned Agricultural Conservation (AC). In making this determination to approve, the benefit can not be achieved by other means feasible. There will be no undesirable change in the neighborhood or to nearby properties. The proposed home is measured the same as a cul-de-sac and is 240.6 feet wide at the front of the proposed home. The request is substantial. The request is self-created, but the applicant does not want his driveway for lot 2 to be on the neighboring property. Using the balancing test, the benefit to the applicant outweighs any detriment to the health, safety and welfare of the community. Seconded by Dean Snyder. **Motion Unanimously Carried (5-0)** Ayes: Frank Lucisano, Veronica Robillard, Stephen Shelley, Dean Snyder, Tim Thomas.

### MINUTES OF AUGUST 17, 2006

The following changes were recommended: page 1: last Para, change to "Jack Barton expressed concern that the distance between the house and the proposed storage building would be too close if were constructed at the required setback..." Page 2: first sentence, add "A Motion was made by Tim Thomas..." Page 4, Para 4, add "...property layout because of the leach field location and the design of the lot drainage." Page 7, last Para, line 12, delete "Different measures are used on Huffer Road which are started at the center of the street." A **Motion** was made by Frank Lucisano to approve the August 17, 2006 minutes with the recommended changes. Seconded by Stephen Shelley. **Motion Carried (4-0)** Ayes: Frank Lucisano, Veronica Robillard, Stephen Shelley, Tim Thomas; Abstain: Dean Snyder.

### RENEWAL OF SPECIAL PERMITS

#### 9. MICHAEL AND HEATHER RANDOLPH – 1734 HILTON PARMA CORNERS ROAD

Application was received from Michael and Heather Randolph, owners, for renewal of a special permit to operate a home business at 1734 Hilton Parma Corners Road. Applicants are proposing to operate a small engine repair business, such as lawn and garden equipment, out of an existing 20 feet by 29 feet barn on the rear of the property. This property is currently zoned Rural Residential (RR) which allows this use with a special permit.

There were no complaints or letters on file.

A **Motion** was made by Dean Snyder to approve the application received from Michael and Heather Randolph, owners, for renewal of a special permit to operate a home business at 1734 Hilton Parma Corners Road to operate a small engine repair business, such as lawn and garden equipment, out of an existing 20 feet by 29 feet barn on the rear of the property. This property is currently zoned Rural Residential (RR) which allows this use with a special permit, with the following conditions:

- Oil waste and cleaning materials are to be disposed of.
- No outside storage of lawn equipment
- Annual inspection and approval by the fire marshal
- For a period of one year, renewable in March 2007.

Seconded by Tim Thomas. **Motion Unanimously Carried (5-0)** Ayes: Frank Lucisano, Veronica Robillard, Stephen Shelley, Dean Snyder, Tim Thomas.

### **OTHER BUSINESS**

**Recognition of Frank Lucisano:** Chairperson Robillard announced that Frank Lucisano has resigned his position on the ZBOA effective October 1<sup>st</sup>. Frank stated it was with deepest regrets and because of personal issues that he could no longer serve. Chairperson Robillard recognized Frank's many years of dedicated service on the ZBOA and his conscientiousness has been exemplary. His insight and wisdom in his service to the Parma ZBOA have been outstanding. She thanked Frank and wished him good luck.

### **ADJOURNMENT**

There being no further business, a **Motion** was made by Frank Lucisano, seconded by Dean Snyder, to adjourn the meeting at 10:05 pm. **Motion Unanimously Carried (5-0)** Ayes: Frank Lucisano, Veronica Robillard, Stephen Shelley, Dean Snyder, Tim Thomas.

Respectfully submitted,  
Diane Grundon, Recording Secretary