

TOWN OF PARMA
ZONING BOARD OF APPEALS
May 17, 2007

Members Present: Mark Kalen (alternate)
Veronica Robillard
Dean Snyder
Tim Thomas

Members Excused: Patrick Buskey
Stephen Shelley

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, with two regular Board members absent, and the alternate Board member present. She explained that a quorum of three is required to pass a motion. Chairperson Robillard offered hearing aid devices for anyone who required them.

TABLED PUBLIC HEARINGS

1. ESTATE OF DEBBIE J. TRANELLO – 5575 RIDGE ROAD WEST

Application was received from the estate of Debbie J Tranello, Jeff Houston, administrator, for a use variance at 5575 Ridge Road West. The property has a multi-family dwelling and the applicant is requesting relief from Town Zoning Article 6, subsection 165-39.B which allows only commercial and agricultural operations as permitted principal uses. This property is currently zoned General Commercial (GC).

Jack Barton reported he received a phone call at 4:30 pm today from the attorney representing this application, informing Jack that the property has been sold; however, the new owners would like to continue with this application. Jack stated he is waiting for legal counsel from the Town of Parma attorney to determine if it is legal for the new owner to proceed with the application.

Following discussion, a **Motion** was made by Tim Thomas to table, without prejudice, the application received from the estate of Debbie J. Tranello for a use variance at 5575 Ridge Road West until the June ZBOA meeting pending legal counsel from the Town Attorney regarding the legality of the new owner of this property continuing with this application. Seconded by Dean Snyder. **Motion carried (4-0)** (Ayes: Mark Kalen, Veronica Robillard, Dean Snyder, Tim Thomas; Absent: Patrick Buskey, Stephen Shelley)

2. WILLIAM DEGRAEVE, JR. – 175 Collamer Road

Application was received from William DeGraeve, Jr., owner, for use and area variances at 175 Collamer Road. Applicant is requesting to allow the use of an apartment in the detached garage/workshop structure and is requesting relief from Town Zoning Article 5, subsection 165-32.E.2 which allows only single family dwellings and agricultural operations as permitted principal uses. Applicant is also requesting relief from Article 5, subsection 165.32-E.2 which requires two story dwellings to have 1,800 square feet. This apartment has an area of 728 square feet. This property is currently zoned Rural Residential (RR).

Chairperson Robillard recalled that this application was tabled until the June ZBOA meeting, per the applicant's request.

NEW PUBLIC HEARINGS

3. ANNA MIGITSKIY – 477 PECK ROAD

Application was received from Anna Migitskiy, owner, for area variances at 477 Peck Road. Applicant is proposing to subdivide property and create a frontage lot that will be 244.9 feet wide, 349.99 feet deep, and 1.97 acres in area. Applicant is requesting relief from Town Zoning schedule 1 which requires a newly created lot to have a minimum width of 260 feet, depth of 300 feet, and area of at least 2 acres. This property is currently zoned Rural Residential (RR).

Anna referred to the survey map provided to the Board. She noted the existing 20 feet wide driveway to an existing house in the back of the property. She explained that she planned to live in this house, which needs fixing up, and proposed to sell the front portion of this lot, since she did not plan to use this part of the property. She stated that the driveway will remain as it is when this property is divided. She noted that her portion of this subdivided lot will be 3.76 acres and the part to be sold will be 1.97 acres.

It was noted that dividing lot 4 would create a flag lot which would not be compliant with the frontage requirement of 260 feet. Chairperson Robillard explained to the applicant that because of this omission in the public notification, the Board could not act on this application until it is re-advertised with the change to reflect both non-conforming lots. Chairperson Robillard noted that the tape map provided did not have accurate measurements for the property.

Following discussion, a **Motion** was made by Tim Thomas to table the application of Anna Migitskiy, owner, for area variances at 477 Peck Road, without prejudice, for the following two reasons:

- If the Board were to proceed with the proposed application, we would be creating a substandard, non-conforming lot 4;
- The survey measurements on the subject property be corrected and re-advertised. It was requested that the applicant provide an updated survey map, as the current map has missing critical dimensions.

Seconded by Dean Snyder. **Motion carried (4-0)** (Ayes: Mark Kalen, Veronica Robillard, Dean Snyder, Tim Thomas; Absent: Patrick Buskey, Stephen Shelley)

4. WILLIAM AND JANICE KOSEL – 1503 HILTON PARMA CORNERS ROAD

Application was received from William and Janice Kosel, owners, for area variances at 1503 Hilton Parma Corners Road. Applicants are proposing to construct a 2,900 square feet accessory storage building with a wall height of 14 feet and an additional 512 square feet covered area for a total storage area of 3,412 square feet. Applicants are requesting relief from Town Zoning Article 5, subsection 165.32.C.2 which limits accessory storage area of 1,500 square feet and Article 10, subsection 165.82.C.2 which limits wall height to 12 feet high. This property is currently zoned Rural Residential (RR).

Bill stated they just purchased this property two months ago. He noted that this 3 acre lot is narrow and long. He explained that they had a 45' x 74' accessory structure and a 4 ½ car garage where they previously lived. He stated that they are requesting this 2,900 square feet accessory storage building to provide enough room for personal items, including 12 motor vehicles (cars and trucks), 3 farm tractors, 3 trailers, 1 motorcycle. He explained that he needs the 14 feet height to accommodate a motor home they planned to purchase. He and his wife have collected these cars for many years. He noted that the house is approximately 1200 square feet. This accessory storage will be located directly behind the house. He noted that the open covered area will be used if he wants to work outside. He stated this structure will not be used for any commercial business. Their vintage car hobby is and always will be personal. They do all the work on these

cars themselves. They do not fix these cars up to sell them. He stated that these cars are stored elsewhere right now and they are all insured.

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 William and Janice Kosel, owners, for area variances at 1503 Hilton Parma Corners Road to construct a 2,900 square foot accessory storage building with a wall height of 14 feet and an additional 512 square feet covered area for a total storage area of 3,412 square feet. This grants relief from Town Zoning Article 5, subsection 165.32.C.2 which limits accessory storage area of 1,500 square feet and also grants relief from Article 10, subsection 165.82.C.2 which limits wall height to 12 feet high. This property is currently zoned Rural Residential (RR). In making this determination to approve, I believe the benefit can not be achieved by other means feasible to the applicant. The applicant has a significant number of vehicles which require storage under a covered roof. There will be no undesirable change in neighborhood character or to nearby properties. The majority of this building will be hidden by trees. The request is substantial. There will be no adverse physical or environmental effects. 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 Tim Thomas.

Discussion was held on the justification for this approval. Dean Snyder felt that this property is set back from the road and not visible and will not impact the area. Also he felt that the applicant has shown a need. Chairperson Robillard expressed concern that this allows more than double the allowed accessory structure and approving this may result in more requests for buildings this size.

Motion carried (3-1) (Ayes: Mark Kalen, Dean Snyder; Tim Thomas; Naves: Veronica Robillard; Absent: Patrick Buskey, Stephen Shelley)

5. GROSSI DEVELOPMENT CORPORATION – 704 PARMA CENTER ROAD

Application was received from Grossi Development Corporation, owners, for area variances at 704 Parma Center Road. Applicants are proposing to subdivide property creating 3 building lots. Lot 1 is proposed to be 223.16 feet wide and 2.9 acres in area and is requesting relief from lot width and lots area requirements. Lot 2 is proposed to be 252.79 feet wide and is requesting relief from lot width requirements. Lot 3 is proposed to be 300 feet deep and is requesting relief from lot depth requirements. Town Zoning Article 165 requires that lots in this zoning district be a minimum of 300 feet wide, 350 feet deep, and 3 acres in area. This property is currently zoned Agricultural Conservation (AC).

Kris Schultz, survey engineer, recalled that this property was divided years ago resulting in less road frontage and larger land in back. He noted that this property is just shy of 11 acres, with subdividing into three lots proposed. He referred to the survey map provided, noting the roadway is located where it lessens the impact on the creek, which is federally regulated wetland. The road will be a shared driveway, with shared road maintenance and plowing. He explained that three variances are required to achieve this that deal primarily with width: lots 1 and 2 are under 300 feet with more than enough depth; lot 3 has 511 feet width with 300 feet depth. He noted that some frontage land will be offered to the existing house in front. He stated that other lots on the road don't meet the 300 feet width. The proposed widths are typical for this neighborhood, although he noted that many of these lots were created prior to current zoning. Kris noted that the width for lot 1 was originally calculated at 223.16 feet, and thought to meet the 3 acre

requirement, but not including the flag reduced it to 2.9 acres. He also noted that pulling lot depth forward for lot 3 would result in a truncated lot.

Public Comment:

Chris Wallace – 678 Parma Center Road: Expressed concern about the location of the septic systems. He noted that the expansion field for lot 1 will be located 100 feet from the creek. In lot 2, he felt the leach system is less than ½ the area required. He thought that Monroe County Health Department may determine these septic systems unsuitable.

Kris Schultz responded to his concerns, stating that these issues are handled by the planning board. The leach systems have been reviewed by the Monroe County Health Department following the same procedures as other lots. They will meet all Monroe County Health Department standards. Kris noted that lot 3 could be moved into compliance and lot 1 could be brought to acreage requirement.

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 alternatives to this application, such as elimination of lot 3 and moving lot 2. In reviewing this application it was noted that lot 1 is 74% compliant, with a 26% reduction; lot 2 is 84% compliant with a 16% reduction; and lot 3 is 86% complaint with a 14% reduction.

Following discussion, a **Motion** was made by Tim Thomas to approve the application of Grossi Development Corporation, owners, for area variances at 704 Parma Center Road to subdivide property creating 3 building lots. Lot 1 is proposed to be 223.16 feet wide and 2.9 acres in area and is requesting relief from lot width and lots area requirements. Lot 2 is proposed to be 252.79 feet wide and this grants relief from lot width requirements. Lot 3 is proposed to be 300 feet deep and this grants relief from lot depth requirements. Town Zoning Article 165 requires that lots in this zoning district be a minimum of 300 feet wide, 350 feet deep, and 3 acres in area. This property is currently zoned Agricultural Conservation (AC). In making this determination to approve, I do not believe the benefit can be achieved by other means feasible to the applicant. There has been substantial discussion around 2 lots versus 3 lots and it is my opinion there are no significant advantages to have only 2 developed lots on this parcel. There will be no undesirable change in neighborhood character or to nearby properties. These 3 new homes will be substantially set back from the road and there is adequate vegetation near the access road for the property to be screened. The request is substantial: lot 1 is 74% compliant and lot 2 is 84% compliant for width; and lot 3 is 86% complaint for depth. There will be no adverse physical or environmental effects. The alleged difficulty is self-created relative to the acreage issue where we require a 3 acre minimum, the request for 2.9 acres is negligible. 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 carried (4-0)** (Ayes: Mark Kalen, Veronica Robillard, Dean Snyder, Tim Thomas; absent: Patrick Buskey, Stephen Shelley)

6. JOHN WEITS, JR. – 680 OGDEN PARMA TOWN LINE ROAD

Application was received from John Weits, Jr., owner, for an area variance at 680 Ogden Parma Town Line Road. Applicant is proposing to construct a 30 feet by 50 feet (1500 square feet) accessory storage building and is requesting relief from Town Zoning Article 5, subsection 165-33.C.2 which states in part that accessory buildings shall not exceed 600 square feet. This property is currently zoned Medium Density Residential (MD).

John explained his plan to build a pole barn on his 3-4 acre lot. He stated his request for this 30 feet x 50 feet x 12 feet barn is needed to house the personal items, including: a boat, leaf collector, street motorcycle, snowmobile, enclosed car hauler, dirt motorcycle, Chevy extend cab truck, John Deere tractor, and 1972 Cutlass. He explained that the proposed location is necessary for him to access the building. The driveway to the barn will go straight back, next to his house. Placement farther east would block his view of the pond and back yard. He stated his garage holds the vehicles they drive each day. He stated that his house is 1600 square feet. The existing portable garage will come down, but the 8 x 10 existing shed will remain to hold bikes and small tools.

Public Comment:

Greg Bleier – 694 Ogden Parma TL Road: Stated he owns property directly west. He expressed a couple of concerns. He explained his apple orchard is in close proximity to the proposed barn. He is concerned that the barn may shade the trees. He stated that when he sprays his apple trees with insecticide, it may carry over to the barn. He also was concerned about increased drainage problems this may cause.

Tim Thomas asked Greg how far the barn would need to be moved to lessen the impact. Greg was not sure. Tim asked John if he could accept a smaller barn. John stated he already made the barn smaller than he wanted.

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 asked the Board to increase the square footage to include the small 8 x 10 existing shed and suggested they request gutters be put on the building and to direct the water to the east towards the pond.

Chairperson Robillard stated she felt there was an alternative to this application and possible adverse effects to the neighboring apple orchard. She stated her opinion that a potential environmental effect may result from water run off, if it is granted. She believes that in using the balancing test leads in favor of denying it.

Dean Snyder stated his opinion that granting this application would not impact drainage; it would stay the same. If we require the applicant to direct any water run off to the opposite side, it will improve the drainage. In addition, regarding the concern about insecticide spray carrying over to the barn area, I believe it is unreasonable for the neighbor to dictate no buildings within 10 feet of the lot line. I believe spraying techniques could be adjusted to not interfere with the neighbor's accessory structure.

Mark Kalen stated that he feels the building's size is proportionate to the size of the property. He agrees with the water drainage suggestion which should alleviate this problem.

Following discussion, a **Motion** was made by Tim Thomas to approve the application of John Weits, Jr., owner, for an area variance at 680 Ogden Parma Town Line Road to construct a 30 feet by 50 feet (1500 square feet) accessory storage building and to allow an existing 8 x 10 feet shed to remain (84 square feet) and this grants relief from Town Zoning Article 5, subsection 165-33.C.2 which states in part that accessory buildings shall not exceed 600 square feet. 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. He has listed a number of personal items requiring storage, including recreational vehicles. Moving the structure to the east would obstruct the view of the pond and back yard. There will be no undesirable change in neighborhood character or to nearby properties. The request is absolutely substantial but in this particular case, this particular parcel is 3-4 acres which is approximately 7 ½ times the minimum lot area required for a medium density district. There will be no adverse physical or environmental effects. The approval has one condition: the applicant install gutters and downspouts with drainage directed to the pond to reduce the impact to the neighbor to the west. The difficulty is certainly 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 Dean Snyder. **Motion carried (3-1)** (Ayes: Mark Kalen, Dean Snyder, Tim Thomas)

A 10 minute recess was called at 9:15 pm; meeting reconvened at 9:25 pm.

7. WILLIAM IVESON – 169 HILL ROAD

Application was received from William Iveson, owner, or area variances at 169 Hill Road. Applicant is proposing to construct an addition to an accessory storage building which will have a 6.5 feet side setback from the northerly property line, have a wall height of 20 feet, and have an area of 1,564 square feet. Applicant is requesting relief from Town Zoning schedule 1 which requires a 12.5 feet side setback from the property line, Article 10 subsection 165.82.2 which limits the wall height of an accessory structure to 12 feet, and Article 5 subsection 165-32.C.2 which limits accessory storage area to 1,500 square feet. This property is currently zoned Rural Residential (RR).

Bill stated he has lived at 169 Hill Road for 30 years. He has a separate two car garage. The addition to his accessory storage building will be used for storage. He noted he also has storage shed in back which counts towards the square footage limit. He explained he had two classic cars and now has four, requiring extra room to store and work on these cars. He is willing to remove the existing shed in back. He provided a diagram of the property with the buildings with the required notifications. He stated he needs the 20 feet height to accommodate a lift he needs to work on his cars. He listed the following storage that is included in the 1,564 square feet requested: the primary two car garage, an accessory structure currently 24 x 24 which will increase to 30' x 36', and an existing 10 x 14 shed. The 1080 garage addition will have a 12 x 36 loft area with a sloped roof from 7 feet to 5 feet. The shed is 148 square feet.

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.

Chairperson Robillard summarized the total square footage requested: 1080 for accessory structure, 148 for existing shed, and 432 for the loft area for a total of 1660.

Following discussion a **Motion** was made by Dean Snyder to approve the application of William Iveson, owner, or area variances at 169 Hill Road to construct an addition to an accessory storage

building which will have a 6.5 feet side setback from the northerly property line, have a wall height of 20 feet, and have an area of 1,564 square feet. This brings the total square footage to 1,660 square feet. This grants relief from Town Zoning schedule 1 which requires a 12.5 feet side setback from the property line, Article 10 subsection 165.82.2 which limits the wall height of an accessory structure to 12 feet, and relief from Article 5 subsection 165-32.C.2 which limits accessory storage area to 1,500 square feet. This property is currently zoned Rural Residential (RR). In making this determination to approve, I believe the benefit can not be achieved by other means feasible to the applicant. The applicant has classic cars and requires more room than he presently has. There will be no undesirable change in neighborhood character or to nearby properties. The property to his immediate south has a much larger storage facility. These lots have a high aspect ratio and this will fit with the neighborhood. The request is substantial. The height of the building, although significant, is appropriate. There will be no adverse physical or environmental effects. 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 to the community. Seconded by Mark Kalen. **Motion carried (4-0)** (Ayes: Mark Kalen, Veronica Robillard, Dean Snyder, Tim Thomas; absent: Patrick Buskey, Stephen Shelley)

8. DAVID REID- 126 BAILEY ROAD

Application was received from David Reid, owner, for area variances at 126 Bailey Road. The applicant is proposing to subdivide property into 10 building lots which will be accessed by a new cul-de-sac road. Lot 1 is proposed to be 236.36 feet wide where 260 feet is required, lot 2 is proposed to be 210 feet deep, and lot 3 is proposed to be 260 feet deep where 300 feet is required. The remaining 7 lots will comply with current zoning regulations. This property is currently zoned Rural Residential (RR).

Kris Schultz, survey engineer, provided an aerial view of the property which indicates the proposed roadway to access these lots. He provided a survey map which indicates the layout of the 10 proposed lots and cul-de-sac road. He explained that the initial plan is to develop lots 2 and 3. One lot will be for the developer's daughter and one lot will be sold. The rest will occur in the future, with no immediate plans to begin. Kris referred to the aerial view and recalled the initial concern for the property to the south of the access road. He explained that the proposed roadway will run over the existing garage. The garage and pool will be eliminated. The road was brought over as far as possible while maintaining the required 60 feet setback to the house. The frontage on lot 1 with this proposal includes ownership of land up to the access road for ease of maintenance. He reiterated that this is a dedicated roadway for two lots.

Dean Snyder noted that lot 1 will sacrifice frontage. Tim Thomas questioned about lot 2, which is an irregular shape and that one-half of the lot meets code.

Public Comment:

Donna Carlson – 134 Bailey Road: She stated they live in the property just to the south of the accessory road. She expressed their concern about water drainage, noting the pond has increased in size in the last two years. She stated that 1-2 feet of water is present that wasn't there before. They can't use their back yard unless they have a dry spell

Kris responded that the road will be built with drainage pipes that should improve drainage. Storm sewer system and gutters will pick up any run off. Based on her concerns, they will build this road to improve drainage. Kris stated he based this on many years of experience.

Bob Carlson – 134 Bailey Road: He noted that part of the road will come within 10 feet of their property line in back. Kris replied that the storm sewer system will be underground in that area.

Dan Kresch – 765 Manitou Road: Questioned where the pipes take this run off water. Kris replied that the water will go to the creek on the property, into a collection pond in the back part where the water is released into the creek at a set rate similar to what exists now. Chairperson Robillard noted that all drainage issues will be addressed by the planning board.

John Brazas – 112 Bailey Road: He questioned the depth on lot 2. He felt that the applicant would reduce the number of lots in back and no variances would be required. He questioned why the road is curving towards the Carlson's. Why not run it straight back? He felt that this land is very flat and the suggested run off towards the back will not occur. He stated he is opposed to this proposal. He felt this plan could be minimized to do it more appropriately. He felt the applicant is being opportunistic and maybe the number of lots could be reduced which could avoid problems.

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 table the application of David Reid, owner, for area variances at 126 Bailey Road to the June meeting primarily due to the fact that two of our Board members are not here and the Board has spent an extraordinary amount of time reviewing this application, thus, it would not be fair to the applicant to act on this tonight. Seconded by Mark Kalen.

Dean Snyder stated that the Board members in attendance are intelligent and able to make a decision on this application. Tim Thomas added that the additional time would give the Board members more time to "digest" the material presented. Chairperson Robillard noted that additional time would provide her an opportunity to look at the property again to determine the visual impact of reducing the frontage of lot 1. **Motion carried (3-1)** (Ayes: Mark Kalen, Veronica Robillard, Tim Thomas; Nays: Dean Snyder; Absent: Patrick Buskey, Stephen Shelley)

SPECIAL PERMIT RENEWALS

9. RICHARD FERRETT – 5570 RIDGE ROAD WEST

Application was received from Richard Ferrett, 5570 Ridge Road West, for renewal of a special permit to allow the display and sale of 55 vehicles, as well as motorcycle sales and repair.

Jack Barton reported no complaints on file. He referred to the recent inspection report, which stated this property was in compliance. Jack noted that the owner was out of town when the initial information was sent to the applicant, which is why this special permit renewal was delayed.

A **Motion** was made by Dean Snyder to approve the application of Richard Ferrett, 5570 Ridge Road West, for renewal of a special permit to operate sales and service business for motor vehicles out of a rear one story building and to operate sales of motorcycles in the front building with service and storage of motorcycles on the lower floor of the same structure. This property is currently zoned highway commercial (HC) which allows this use with a special permit. Approval with the following original conditions:

- No more than 55 cars for sale at one time and this includes the entire property.
- Adequate handicapped parking and customer parking, as determined by the planning board.
- Hours of operation: 9:00 am to 9:00 pm, Monday through Thursday; 9:00 am to 6:00 pm Friday and Saturday; 12 noon to 5:00 pm on Sunday.

- No on-street parking.
- Existing lighting to be directional toward the building and not to face the road.
- Sign to be within zoning laws.
- Sales of automobiles and motorcycles only – no repairs, no dismantling of cars, no junk cars, no storage of automobiles not for sale.
- Annual inspection and approval by the fire marshal
- Proper disposal of oil and batteries, as per application.
- For a period of two years, renewable in March, 2009.

Seconded by Tim Thomas. **Motion carried (4-0)** (Ayes: Mark Kalen, Veronica Robillard, Dean Snyder, Tim Thomas; absent: Patrick Buskey, Stephen Shelley)

MINUTES OF MARCH 15, 2007

The following changes were recommended: Page 2, Para 4, line 3 change to “an existing 1560 square feet...”, line 5 “...building size to 2136”, line 8 “...existing 1560 square feet.” Page 3, Para 3, change to “...as being 8 feet long, 6 feet high, and 4 feet wide.”; last Para, line 3, change to 154 North Avenue.” Page 4, Para 10, line 5, change to “...and this application asks for an increase of 20 feet.” Para 5, change “planning” to “zoning”; Page 5, under public comment, change first name to “Richard Vance – 253 Peck Road”. A **Motion** was made by Tim Thomas to approve the March 15, 2007 minutes with the recommended changes Seconded by Dean Snyder. **Motion carried (3-0)** (Ayes: Veronica Robillard Dean Snyder, Tim Thomas; Absent: Patrick Buskey, Stephen Shelley)

MINUTES OF APRIL 26, 2007

The following changes were recommended: Page 1, #2 change to “1110 West Avenue.”; Page 4, Para 3, change “Darry” to “Daryl”; Page 5, Para 2, lines 3 & 6, change to “lot R-2B.”; Page 6, change #8 to “David Deconinck”. ”. A **Motion** was made by Dean Snyder to approve the April 26, 2007 minutes with the recommended changes Seconded by Tim Thomas. **Motion carried (3-0)** (Ayes: Mark Kalen, Dean Snyder, Tim Thomas; Abstain: Veronica Robillard; Absent: Patrick Buskey, Stephen Shelley)

ADJOURNMENT

There being no further business, a **Motion** was made by Dean Snyder, seconded by Tim Thomas, to adjourn the meeting at 10:45 pm. **Motion carried (4-0)** (Ayes: Mark Kalen, Veronica Robillard, Dean Snyder, Tim Thomas; Absent: Patrick Buskey, Stephen Shelley)

Respectfully submitted,
Diane Grundon, Recording Secretary