

AGENDA - ZONING BOARD OF APPEALS
MEETING OF THURSDAY, SEPTEMBER 19, 2013 - 7:00 PM

TABLED FROM THE AUGUST 15, 2013 MEETING

- 1.) The application of James Zabawsky, owner, for an area variance at 1769 Hilton Parma Road. The applicant is proposing to construct a detached garage with a side setback of five feet from the southerly property line and is requesting relief from Town Zoning Article 11, subsection 165-87.A.1 which establishes a minimum side setback of ten feet. This property is currently zoned Rural Residential (RR).

- 2.) The application of Michael Eisele, owner, for an area variance at 190 Ogden Parma Town Line Road. Applicant is requesting an area variance to add 883 square feet to an existing 621 square feet shed to provide additional area for storage. The total area of accessory structure on this property will be 2,105 square feet. Town Zoning Article 5, subsection 165.33.C.2 limits the total area of accessory structures to 600 square feet. This property is currently zoned Medium Density Residential (MD).

- 3.) The application of Joseph Selvaggio, owner, for two area variances and a Special Permit at 765 Burritt Road. The applicant has added a second floor to the existing pole barn increasing the area of the accessory structure to 3,036 square feet and is proposing to construct a 1,056 square feet accessory apartment on the second floor. The applicant is requesting relief from Town Zoning Article 5, subsection 165-31.C.2 which limits the area for accessory structures to 2,000 square feet and Article 9, subsection 165-76.E which limits an accessory apartment on this property to 560 square feet. Accessory apartments are allowed in this district with a Special Permit. This property is currently zoned Agricultural/Conservation (AC). This application has been tabled until the October 17, 2013 meeting.

NEW BUSINESS

- 4.) The application of Eric and Jodi DeMarte, owners, for an area variance at 120 North Avenue. Applicants are proposing to construct an accessory structure directly east of their home and are requesting relief from Town Zoning Article 10, subsection 165-82.C.3 which states in part that detached accessory buildings shall be located in the rear yard. This property is a corner lot and is considered to have two front yards, two side yards and no rear yard. This property is currently zoned Agricultural/Conservation (AC).

5.) The application of Ralph and Bev Olney, owners, for two area variances at 3 Gail's Trail. Applicants are proposing to construct an 896 square foot accessory structure in the front yard which will bring the total area for accessory structures to 1,136 square feet. Applicants are requesting relief from Town Zoning Article 5, subsection 165-33.C.2 which limits the total area of accessory buildings to 600 square feet and Article 10, subsection 165-82.C.3 which states in part that detached accessory buildings shall be located in the rear yard. This property is a corner lot and is considered to have two front yards, two side yards and no rear yard. This property is currently zoned Medium Density Residential (MD).

6.) The application of Steven Frisbee, owner, for two area variances at 72 Moul Road. The applicant is proposing to raze the existing barn and silo and construct a new 2,100 square foot barn in the same location which is set back from the road right-of-way 41 feet. Applicant is requesting relief from Town Zoning Article 5, subsection 165-32.C.2 which limits the total area of accessory buildings to 1,500 square feet and Article 10, subsection 165-82.C.3 which states in part that detached accessory buildings shall be located in the rear yard. This property is currently zoned Rural Residential (RR).

7.) The application of Michael Mannix, owner, for an area variance at 210 Webster Road. The applicant is proposing to construct a 1,200 square foot accessory structure and is requesting relief from Town Zoning Article 5, subsection 165-33.C.2 which limits this accessory structure to 600 square feet. This property is currently zoned Medium Density Residential (MD).

SPECIAL PERMIT RENEWALS

FOR ADDITIONAL INFORMATION APPLICATIONS/FOLDERS CAN BE REVIEWED IN THE BUILDING DEPT.