

**TOWN OF PARMA
ZONING BOARD OF APPEALS
FEBRUARY 20, 2014**

Members Present: Stephen Shelley
Tim Thomas
Jim Zollweg

Members Excused: Veronica Robillard, Dean Snyder

Others Present: Jack Barton, Kyle Mullen

Public Present: Michael Bonanno, Evan Walsh, Joe Constantino, Andrew Marcucci

The meeting was called to Order by Acting Chairperson Thomas at 7:05 p.m. He explained the function of the ZBOA and the decision-making process. He also explained that this is a five member board with two members out and a quorum of three is required to pass a motion.

Acting Chairperson Thomas explained that Items 1, 2, and 4 have requested to be tabled until the March 2014 meeting.

NEW BUSINESS

1. ESTATE OF THEODORE F. KOETZ – 5100 RIDGE ROAD WEST

The application of the Estate of Theodore F. Koetz for a use variance at 5100 Ridge Road West. The applicant requests a use variance to allow a boarding house in the existing dwelling. Town Zoning Article 6, subsection 165-39 does not allow this use. This property is currently zoned General Commercial (GC).

Jack Barton explained that the applicant has requested that this matter be tabled until the March 2014 meeting.

A **Motion** was made by Stephen Shelley to table the application of the Estate of Theodore F. Koetz for a use variance at 5100 Ridge Road West at the applicant's request without prejudice until the March 2014 meeting. This property is currently zoned General Commercial (GC).

Seconded by Jim Zollweg. **Motion carried (3-0)** (Ayes: Stephen Shelley, Tim Thomas, Jim Zollweg; **Absent:** Veronica Robillard, Dean Snyder).

2. PETER MORREALE – 4712 RIDGE ROAD WEST

The application of Peter Morreale, owner, for a use variance at 4712 Ridge Road West. The applicant is requesting to use the property for open storage of unlicensed vehicles and is requesting relief from Town Zoning Article 6, subsection 165-39 which does not list open storage of unlicensed vehicles as an allowed use. This property is currently zoned General Commercial (GC).

Acting Chairperson Thomas explained that the applicant has requested that this matter be tabled to the March 2014 meeting.

A **Motion** was made by Stephen Shelley to table the application of Peter Morreale, owner, for a use variance at 4712 Ridge Road West at the applicant's request without prejudice until the March 2014 meeting. This property is currently zoned General Commercial (GC).

Seconded by Jim Zollweg. **Motion carried (3-0)** (Ayes: Stephen Shelley, Tim Thomas, Jim Zollweg; **Absent:** Veronica Robillard, Dean Snyder).

3. PAVS, LLC – 4704 RIDGE ROAD WEST

The application of PAVS, LLC, owner, for a use variance at 4704 Ridge Road West. The applicant is requesting to use the property for an open storage of unlicensed vehicles and is requesting relief from Town

Zoning Article 5, subsection 165-32 which does not list open storage of unlicensed vehicles as an allowed use. This property is currently zoned Rural Residential (RR).

Jack Barton explained that the applicant has asked that this matter be tabled until the March 2014 meeting because their engineer was not able to attend this meeting.

A **Motion** was made by Stephen Shelley to table the application of PAVS, LLC, owner, for a use variance at 4704 Ridge Road West at the applicant's request without prejudice until the March 2014 meeting. This property is currently zoned Rural Residential (RR).

Seconded by Jim Zollweg. **Motion carried (3-0) (Ayes:** Stephen Shelley, Tim Thomas, Jim Zollweg; **Absent:** Veronica Robillard, Dean Snyder).

4. MARCUCCI PROPERTIES, LLC – 4645 RIDGE ROAD WEST

The application of Marcucci Properties, LLC, owner, for three area variances at 4645 Ridge Road West. The applicant is proposing to erect a 47.3 square feet changeable electronic freestanding sign with a setback of ten feet from the Ridge Road right-of-way. Applicant is requesting relief from Town Zoning Article 14, subsection 165-111.D which requires signs to be setback 15 feet from all lot lines, subsection 165-111.F which states in part that no sign shall be animated or flashing and subsection 165-113.B.4.b which limits the area of freestanding signs to 32 square feet. This property is currently zoned Highway Commercial (HC).

Mr. Marcucci explained that he did mail the notification letters but he did not get verification at the post office of those mailings and after some discussion he asked the Board to table the application until the March 2014 meeting to mail out new notifications.

A **Motion** was made by Jim Zollweg to table the application of Marcucci Properties, LLC, owner, for three area variances at 4645 Ridge Road West at the applicant's request without prejudice until the March 2014 meeting to allow the applicant time to mail out proper notifications. This property is currently zoned Rural Residential (RR).

Seconded by Stephen Shelley. **Motion carried (3-0) (Ayes:** Stephen Shelley, Tim Thomas, Jim Zollweg; **Absent:** Veronica Robillard, Dean Snyder).

MINUTES OF JANUARY 20, 2014

The ZBOA minutes of January 20, 2014 were reviewed a **Motion** was made by Stephen Shelley to approve the January 20, 2014 minutes as presented. Seconded by Jim Zollweg. **Motion carried (3-0) (Ayes:** Stephen Shelley, Tim Thomas, Jim Zollweg; **Absent:** Veronica Robillard, Dean Snyder).

OTHER BUSINESS

ADJOURNMENT

There being no further business, a **Motion** was made by Stephen Shelley, seconded by Jim Zollweg to adjourn the meeting at 7:15 p.m. **Motion carried (3-0) (Ayes:** Stephen Shelley, Tim Thomas, Jim Zollweg; **Absent:** Veronica Robillard, Dean Snyder).

Respectfully submitted,

Carrie Webster, Recording Secretary