

AGENDA - ZONING BOARD OF APPEALS
MEETING OF THURSDAY, JUNE 16, 2016 - 7:00 PM

TABLED FROM THE APRIL 21, 2016 MEETING

- 1.) The application of Verizon Wireless for a Special Permit to erect a 170' wireless communications tower with an additional 4' lightning rod at 1150 Clarkson Parma Town Line Road. This use is allowed in accordance with Town Zoning Article IX, subsection 165-74.V which states in part that the Zoning Board of Appeals is authorized to approve a special permitted use permit for communication towers in any zoning district. This property is currently zoned Agricultural/Conservation (AC).

TABLED FROM THE MAY 19, 2016 MEETING

- 2.) The application of Gary & Lori Ritzel, owners, for a Special Permit at 1777 Manitou Road. The applicants currently have 4 dogs on this property and are requesting a Special Permit in accordance with Town Zoning Article X, subsection 165-82.AA.3. A Special Permit is required to have more than three dogs on a property. This property is currently zoned Medium Density Residential (MD).

NEW BUSINESS

- 3.) The application of Gary & Lori Ritzel, owners, for an area variance at 1777 Manitou Road. The applicants are proposing to construct a 622 square feet addition to an existing 576 square feet accessory structure, which would bring the total area of accessory structures on the property to 1,198 square feet. They are requesting relief from Town Zoning Article V, subsection 165-33.C.2 which limits the total area of accessory structures to 600 square feet. This property is currently zoned Medium Density Residential (MD).
- 4.) The application of Derek & Michelle Smith, owners, for an area variance at 131 Underwood Avenue. The applicants are proposing to construct a 12' x 12' shed with a rear setback of 5 feet and are requesting relief from Town Zoning Article V, subsection 165-34.E.1, Schedule 1, which states that the rear setback is to be 10 feet. This property is currently zoned High Density Residential (HD).
- 5.) The application of Robert Sobb, owner, for a Special Permit to sell automobiles at 5497 Ridge Road West. The applicant is proposing to display 88 vehicles for sale. This property is currently zoned Highway Commercial (HC) and the proposed use is allowed with a Special Permit.

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