

**AGENDA - ZONING BOARD OF APPEALS**  
**MEETING OF THURSDAY, APRIL 20, 2017 - 7:00 PM**

**NEW BUSINESS**

- 1.) The application of Ruth Flow, owner, for area variances at 1536 Clarkson Parma Town Line Road. The applicant is proposing to subdivide the 4.5 acre parcel into 2 lots. Lot 1 has an existing house and is proposed to have a width of 371.80 feet, a depth of 271.28 feet and have an area of 2.776 acres. Lot 2 is proposed to have a width of 247 feet at front setback, a depth of 227.50 feet and have an area of 1.553 acres. The property is currently zoned Agricultural/Conservation (AC) which requires lots to have each of the following minimum requirements: 300 feet width, 350 feet depth and an area of 3 acres. The applicant is also seeking relief from Town Zoning Article X, subsection 165-80.D which states in part that no lot shall be reduced in size if, as a result thereof, its area or any of its dimensions shall be smaller than required by this chapter.
- 2.) The application of Olena Malanchyn, located at 109 Hill Road, for a Special Permit. The applicant is proposing to operate an in-home business (real estate brokerage) on the first floor of the dwelling in accordance with Town Zoning Article IX, subsection 165-79.1. The property is currently zoned Rural Residential (RR).
- 3.) The application of Karl Mueller, owner, for 2 area variances at 136 Hinkleyville Road. The applicant is proposing to construct a 960 square foot pole barn, with a wall height of 14 feet, on property that currently has 240 square feet of accessory structures, which would bring the total of accessory structures on the property to 1,200 square feet. The owner is requesting relief from Town Zoning Article V, subsection 165-33.C.2 which limits the total area of accessory structures to 600 square feet and Town Zoning Article X, subsection 165-82.C.2 which limits the wall height to 12 feet. The property is currently zoned Medium Density Residential (MD).
- 4.) The application of Noremac Holdings LLC, owner, for an area variance at 4692 Ridge Road West. The applicant is proposing to replace an existing free-standing sign with one that has a height of 20 feet and are requesting relief from Town Zoning Article XIV, subsection 165-113.B.5 which states in part that a free-standing sign shall not exceed 16 feet in height. This property is currently zoned Highway Commercial (HC).

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