

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

Members Present: Veronica Robillard
Stephen Shelley
Dean Snyder
Jim Zollweg

Members Absent: Tim Thomas

Others Present: Art Fritz, Kyle Mullen

Public Present: Peter Morreale, Paul Morreale, MaryEllen Koetz, David Gardner, Kris Schultz, Kris Coffey, Andrew Marcucci, Evan Walsh, Joe Constantino.

The meeting was called to Order by Chairperson Robillard at 7:00 p.m. She explained the function of the ZBOA and the decision-making process. She also explained that this is a five member board and a quorum of three is required to pass a motion.

TABLED 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).

Chairperson Robillard explained that she received a note to table this matter until the April 2014 meeting but that the applicant was in the audience and wanted to talk to the Board.

David Gardner, explained on behalf of the applicant that they are seeking a new direction and are hoping that the uncle will be able to purchase this and use it as a single family. Jack Barton explained that because Mr. Koetz did not live in the premises for over 12 months this was reverted back to commercial classification. Art Fritz also stated that the Building Department is looking for direction on how to proceed from the Board. Dean Snyder stated that there is not much of an opportunity for the applicant to move forward with the use variance and felt that if the applicant withdrew the application for a use variance and submitted a new application to use this property as a single family, there would be more opportunity for the Board to grant some relief. Jim Zollweg thought that an attorney should be involved in this process. Stephen Shelley also felt that there would be an unfavorable outcome if the Board were to vote on the current application. Chairperson Robillard explained to the applicant that he could withdraw this application if he would like and then he could bring another application in the future.

Art Fritz asked if the Board felt that the nonconforming use had expired or would it still be valid. There was discussion around the applicant getting an opinion from the Building Department on the preexisting nonconforming use and if the Building Department felt it had expired then the applicant could come back to the Board for their opinion. Mr. Gardner stated that Mr. Koetz lived at the premises since the 70's until the time of his death. The Board suggested that the applicant bring in proof to the Building Department showing that Mr. Koetz did live there and maybe there would not be a need to come back to the Zoning Board.

The applicant advised the Board that he would like to withdraw the application for a use variance 5100 Ridge Road West at this time.

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).

Peter Morreale, owner, explained that he owns the property for this and his son Paul Morreale is the President and runs the business. They are looking to store cars on the right side of the property for Vision Ford on a seasonal basis from November to March while business has slowed down to supplement their income. The most cars they would have would be 20, sometimes less or none. Chairperson Robillard explained the criteria needed for a use variance and read it to the applicant emphasizing that ALL four criteria need to be met in order for the Board to act on this. The applicant asked the Board who created this law and questioned whether it was Parma making this a difficult process. Stephen Shelley and Jim Zollweg both stated the laws were put into effect by the State. Art Fritz explained to the applicant that in order to use the property this way they have to have a use variance. Chairperson Robillard asked if they intended to do this in the future. Paul Morreale said if the opportunity arises they would like to so they could supplement the income of the business. Peter Morreale explained that January, February and March are the hardest months for them financially and asked what they would have to do to move forward with this. Dean Snyder explained to the applicant that the Board is able to grant relief but has to follow the law and review the impact on the neighborhood. Dr. Snyder stated that a use variance is very difficult to prove and he read the four criteria to the applicant. He emphasized that to prove the first criteria of a reasonable return; the Board would need competent financial evidence for every permitted use under the code, of which there are 18. He further explained that until the four criteria are met the Board cannot rule on this, there is no leeway; all four criteria have to be met. Dean Snyder stated that the reasonable return is not necessarily the best return. There was discussion around who could present the information. The Board stated that an attorney or accountant could. The applicant was told that the Building Department can give the applicant the section of the law. Art Fritz said that the criterion is on the back of the application. There was discussion about getting the information to the Building Department early enough so the Board would receive it and have time to review the information. Stephen Shelley showed Mr. Morreale the part of the law for him to read showing that the Board has to follow the law or the Board could end up in Court. The applicant felt that the law can be interpreted any way the Board wants to and that the Board is being harsh. Dean Snyder stated that the Board is charged with following the law and that the Board can grant relief but they have to follow the law and take into account the impact on the neighborhood.

Chairperson Robillard explained that the Board would like to work with the applicant but he needs to provide the required information because once this is granted this will remain with the property permanently. Stephen Shelley explained to the applicant that this would be permanent whether the applicant used it year to year or not.

Board Discussion: Art Fritz reported that notifications were in order, the request was returned by Monroe County as a matter of local determination, and that this is a Type II action under SEQR and no further review is required.

Public Comment:

Applicant provided a letter from David Bubel, 4648 Ridge Road West, stated he did not care how many cars he had parked on the property.

Dean Snyder listed the four paragraphs that are applicable for the applicant Section 165-20.C.1, 165-39B, 165-37B, and 165-31B and he recommended postponing this until May to have enough time to gather information and during that time the application is stayed until the Board makes a decision.

A **Motion** was made by Dean Snyder to **table** the application of Peter Morreale, owner, for a use variance at 4712 Ridge Road West without prejudice until the May 2014 meeting to allow the applicant time to obtain supporting documentation to support this application for a use variance. This property is currently zoned General Commercial (GC).

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

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).

Kris Schultz, engineer for the applicant, explained that they are in a similar situation as the previous applicant but that they are in a different zoning district and the golf course is operating on a Conditional Use Permit. Kris Schultz wanted to make sure that there were not going to be any other things necessary before they go ahead and get the financial documentation. He explained that the cars are more than 1,000 feet off the road and they would like to have 250 cars at most. The lot they are using is the parking lot furthest from the front doors of the building. This would be seasonal from November to March; currently they are being paid \$1,000 per month from the car dealer. The restaurant is only open on Friday nights in the winter and the applicant has been putting money into this property. This extra income helps with the decrease of income in the winter months. Dean Snyder stated that the Board will need to see the conditions in the Conditional Use Permit. Dr. Snyder said that this is based on a yearly financials not just the financials during the months that they are slow. Kris Schultz said that the applicant has not provided the necessary information to the Board yet and they are not ready to do so tonight. The Board emphasized that all four criteria need to be met and the first one will be the most difficult. Also emphasized is the need for the conditions on the Conditional Use Permit.

Board Discussion: Art Fritz reported that notifications were in order, the request was returned by Monroe County as a matter of local determination, and that this is a Type II action under SEQR and no further review is required.

Public Comment:

Linda Bearer, owner of 258 Dean Road, sent a letter (for both this application and the previous applications) stating that she would like the parked cars to be allowed only in the red area as set out on the map not all over the property. She also wanted to be assured that these vehicles will be new, unsold cars, not old or junk cars so as not to negatively impact the character of the neighborhood.

A **Motion** was made by Dean Snyder to **table** the application of PAVS, LLC, owner, for a use variance at 4704 Ridge Road West without prejudice until the May 2014 meeting to allow the applicant time to obtain supporting documentation to justify the request for a use variance. This property is currently zoned Rural Residential (RR).

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

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).

Kevin Walsh, Watchfire Signs, the manufacturer of the sign, and Mike Bonanno of Sky Light Signs, the installer of the sign are both here on behalf of Mr. Marcucci. Mr. Bonanno explained that the existing sign is not sufficient to be viewed from the road. They are asking for a variance on the sizing of approximately 15'. Currently the sign is setback 5' from the road and this will actually push the sign back another 5' from the road to a 10' setback. Mr. Walsh explained that in the tough economic market of today LED signs help in advertising. Traditional forms of media like newspapers, radio or television have decreased. Newspaper sales are down and people have the ability to fast forward through commercials.

Board Discussion: Art Fritz reported that notifications were in order, the request was returned by Monroe County as a matter of local determination, and that this is a Type II action under SEQR and no further review is required.

Jim Zollweg asked if they intended to use videos and if it would continually change or periodically change. Mr. Walsh explained that all of that can be changed through the programming. It does not need to flash or be animated, and there would be no need for animation on this road which would be more critical if there were a lot of signs like this. Mr. Bonanno felt that this is not a large strip and because this is cost prohibitive this would not be something everyone could get. Chairperson Robillard feels these are very distracting and that this is a safety issue even if it is just a time and temperature sign. She also feels that the more she was looking at them the more distracting they became. Mr. Walsh said this is digital advertising and it is the advertising of today. This sign would not scroll which could be a distraction and he feels that scrolling is ineffective anyways because people miss the message. Mr. Bonanno provided a DOT study showing that these types of signs are not linked to more accidents. The DOT was trying to prove that they were distracting but instead the study showed they were not distracting. Dean Snyder asked if this is the future in advertising why would few places be getting them, he feels that every car dealer would have them and there are several on Ridge Road. Mr. Walsh feels that this is cost prohibitive. Dean Snyder read the code 165-111.F and asked why they are not going to the Town Board to try and change the law because right now the code specifically precludes this. Dr. Snyder feels that this is a big change and within a year there could be 20 of these and all of the car dealers will want one. Mr. Bonanno feels that this is nothing more than a regular sign that attracts attention, there would be no banner and no flashing and he feels that this should really be considered.

Public Comment:

Jake Reed – 181 Haskins Lane, feels that the sign in front of the High School is a distraction when driving by and asked if there would be a way to restrict what can be on the sign. Mr. Walsh explained that there is a zoning friendly feature which can adjust the light output as well as the repetitive nature. Mr. Reed asked if this would be picture quality. Mr. Walsh stated it would be picture quality and is the latest technology.

Andrew Marcucci, owner, has been a car dealer for a long time in Parma and always keeps his property clean and kept up. He also sees the signs and feels people are becoming used to them and they are not so distracting, he is looking to enhance his property and feels that this will help do that and increase his sales.

Public Hearing Closed.

Dean Snyder stated he feels this represents a dramatic change to the Town of Parma and is reluctant to approve this without some direction from the Town Board as to whether they would be considering changing the Town Code to allow this. If they are not considering a change then Dr. Snyder does not feel that the Board has any business approving this. Dr. Snyder feels this is setting a dangerous precedent and they are not a good idea and are very obtrusive. Chairperson Robillard stated it is not appropriate for the Zoning Board to have dialogue about this. The applicant could approach the Town Board. The applicant is saying that the sign is not an attention getting device but if that is the case, why are they here. Dr. Snyder feels they could come with the size request but that is precluded to this sign. Stephen Shelley feels that this will be a dramatic change in the area and there are approximately 15-16 car dealers, he is not hung up on the setback. Dr. Snyder feels that there could be an opportunity in the future if the Town Board wants to lay out criteria for the Zoning Board to follow that would be ok but right now there is nothing for the Board to go on. Chairperson Robillard feels that the Zoning Board is here to grant relief not to legislate and if the Town Board wants to change their perception of what they would allow that is the Town Boards prerogative not this Board.

A **Motion** was made by Jim Zollweg to **deny** the relief requested in the application of Marcucci Properties, LLC, owner, for three area variances at 4645 Ridge Road West. This request involves the construction of a changeable freestanding sign. This request is specifically for three different variances; however, I am going

to base the denial on the request for a changeable electronic freestanding sign as the other two variances are subordinate to that request. This property is currently zoned Rural Residential (RR).

The reasons for my Motion are contained within the area variance criteria which is a balancing test:

1. I don't believe the benefit can be achieved by other means feasible to the applicant. The application does not contain any information about any other alternatives to this sign.
2. There will be no undesirable change in neighborhood character or to nearby properties. Very concerned that it would create an undesirable change by creating a driving distraction and encouraging other businesses to match the signage.
3. The request is substantial. It is directly contrary to 165-111.F. This is clearly an attention getting device which is prohibited by our code. By its intention it is an attention getting device and is meant to attract people's attention to the property.
4. There will be no adverse physical or environmental effects.
5. The alleged difficulty is self-created and is a business desire. In making this determination, the detriment to the health, safety and welfare of the community far outweighs the benefit to the applicant.

Seconded by Dean Snyder. **Motion carried to Deny (4-0)** (Ayes: Veronica Robillard, Stephen Shelley, Dean Snyder, Jim Zollweg; Absent: Tim Thomas).

Chairperson Robillard polled the Board for their reasons to **deny**:

Jim Zollweg - My motion supports my reason for the denial. I am concerned that granting this variance would go beyond the realm of our duties as Zoning Board and begin to step into the legislative end of the Town.

Dean Snyder - I agree with all of Jim Zollweg's comments. In addition, of the five criteria, the third one, whether the request is substantial; I think this is very substantial. I think this represents a significant change. I agree there would be a great advantage to the property owner, but think that advantage will be a detriment to nearby properties. The second criteria, undesirable change to nearby properties; right now in the evening we have a street which is somewhat illuminated, this would dramatically change this at night. The applicant said the sign produces about 10% of the illumines during the night time as opposed to the bright sunlight. I think during the day this would be very distracting and makes a very significant change in the neighborhood character and to nearby properties. Right now the Town has a basis for not allowing attention getting devices, animation, flashing and that is specifically what the applicant is requesting for us to grant relief from. I am very supportive of the Motion.

Stephen Shelley - I think that Section F, Attention Getting Devices; this request is very much in line which what the Town Board was trying to avoid when they considered this paragraph. I also agree with my associates that this will be an undesirable change in the neighborhood. It is very substantial because it has a 50% greater area than the code allows.

Chairperson Robillard - It is the prerogative or role of the Town Board to look at changes or revisions for signage regulations and allowances as they deem appropriate. The Zoning Board of Appeals is charged to grant relief not to legislate. This denial is based on concerns realized by the balancing test regarding the health, safety and welfare of the community as per previous Board Members comments.

There was discussion with Mr. Bonanno about when the minutes would be made available for him to view. Mr. Bonanno felt that they were misinformed about how to proceed with this application and that the Board had already made up their mind. Dr. Snyder explained that the findings are based on the current law per the Town Board and that if their needs to be a change to make the law more current then the Town Board would be the proper channel to go through. Dr. Snyder said that this is the first application for this kind of sign and there may be an opportunity in the future and the Board is not opposed to this but we are restricted because of the code. The Town Board would be able to consider making a change to the code and setting specifications and regulations going forward.

SPECIAL PERMIT RENEWALS

5. RUSSEL ANGELO – 5200 RIDGE ROAD WEST

The application of Russel Angelo, owner, for renewal of his Special Permit at 5200 Ridge Road West to sell automobiles. This property is currently zoned Highway Commercial (HC) which allows this with a Special Permit.

Art Fritz reported there were no complaints on file and a safety and fire inspection was completed on March 12, 2014 by Bob Prince and Art Fritz. At that time there were 42 cars which is over the 30 cars allowed, and since that inspection those extra cars have been removed.

A **Motion** was made by Stephen Shelley to **approve** the application of Russel Angelo, owner, for renewal of a Special Permit to sell automobiles at 5200 Ridge Road West, with the following conditions:

1. No more than 30 cars to be displayed for sale
2. No on-street parking. There must be adequate space for customer parking.
3. Exit and entrance driveways are to be provided.
4. All repairs to be performed within the existing structure, not outside.
5. Hours of operation: 7:00 am to 8:00 pm, Monday through Sunday.
6. Signs to conform to current zoning.
7. Lighting to be directed away from the road.
8. Special Permit for a period of one year, renewable in April 2015.

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

6. ANTHONY CAPUANO – 5248 RIDGE ROAD WEST

Application was received from Anthony Capuano, owner, for renewal of a Special Permit for the display and sale of used motor vehicles at 5248 Ridge Road West. This display area for these vehicles will be in front of the existing mini-storage units located on the property. This property is currently zoned Highway Commercial (HC) which allows this use with a Special Permit.

Art Fritz reported there were no complaints on file and a safety and fire inspection was completed on March 13, 2014 by Bob Prince and Art Fritz. At that time there were no violations noted.

A **motion** was made by Dean Snyder to **approve** the application of Anthony Capuano, owner, for renewal of a Special Permit for the display and sale of used motor vehicles at 5248 Ridge Road West. The display is for these vehicles that will be in front of the existing mini-storage units located on the property. This property is currently zoned Highway Commercial (HC) which allows this use with a Special Permit. Approval with the same conditions as originally set, as follows:

1. Up to, but not to exceed, 26 display vehicles per plan provided.
2. No lighting directed towards Ridge Road and away from neighboring properties.
3. All signage according to zoning ordinance.
4. No on street parking.
5. No un-drivable vehicles or repairs on site.
6. Hours of operation: Monday through Friday, 9am to 8 pm; Saturday, 9 am to 5pm; Sunday by appointment only.
7. For a period of three years, renewable February 2017.

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

7. FRANK AND LUIGI SANTONSASTASO – 5070 RIDGE ROAD WEST

The application of Frank and Luigi Santonastaso, owners, for renewal of their Special Permit at 5070 Ridge Road West to allow the number of parking spaces for vehicles to be 315. This property is currently zoned Highway Commercial (HC) which allows the display and sale of motor vehicles with a Special Permit.

Jack Barton explained that the special permit was modified but upon inspection it was discovered that the applicant did not have final approval of the Planning Board. Since then the applicant has presented to the

Planning Board and they did not take action for a couple minor reasons. The Planning Board also wants the Zoning Board approval.

Art Fritz reported there are no complaints on file and an inspection was completed on March 6, 2014 by Bob Prince and Art Fritz. At the time of the inspection, there were no violations pertaining to the Special Permit and there are no complaints on file. There is an open Building Permit for the remodeling of the front office that is almost complete and does not affect Special Permit.

A **Motion** was made by Dean Snyder to **approve** the application of Frank and Luigi Santonastaso, owners, for renewal of their Special Permit at 5070 Ridge Road West to maintain the number of parking spaces for vehicles at 315. This property is currently zoned Highway Commercial (HC) which allows the display and sale of motor vehicles with a Special Permit. This renewal will carry the same conditions as the original permit and will be for a period of three years, renewable February 2017.

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

8. DAVE DECONINICK – 645 MANITOU ROAD

Application was received from Dave Deconinick, 645 Manitou Road, for renewal of a special permit allowing outside storage of no more than eight (8) pieces of construction equipment.

Art Fritz reported that the inspection of this property has not been completed and the applicant is not working with the Building Department to get the inspection done. There have been several inspections scheduled and then cancelled and multiple letters have been sent to the applicant. The applicant relayed to the Zoning Enforcement Officer that there is a new tenant in that building and he has not been in the garage in several months himself and does not have access to it since the locks have been changed. The tenant runs an insulation company in the building. Art Fritz has relayed to the applicant that if he is not in compliance than the Special Permit can be nullified. There was discussion among the Board that there have been issues with this property for a while. Chairperson Robillard stated that the Zoning Enforcement Officer has not been able to go in and inspect the property, they do not have sufficient proof that this is in compliance and the Special Permit is currently expired.

A **Motion** was made by Dean Snyder to **deny** the renewal of a special permit requested by Dave Deconinick to allow outside storage of 8 pieces of construction equipment at 645 Manitou Road.

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

9. THERESA TROYER – 893 PECK ROAD

Application was received from Theresa Troyer, owner, for renewal of a Special Permit at 893 Peck Road to allow public boarding of up to 6 horses. This property contains 11.6 acres and is located in a rural residential zone (RR) which allows this use with a Special Permit.

Art Fritz reported there were no complaints on file and an inspection on March 13, 2014 by Bob Prince and Art Fritz and did not identify any violations pertaining to the Special Permit.

A **Motion** was made by Dean Snyder to **approve** the renewal of a Special Permit to allow Theresa Troyer, owner, to board up to 6 horses at 893 Peck Road with the following conditions:

1. Hours of operation to be 7am to 9:30 pm in the summer, and 8 am to 6:30 pm in the wintertime.
2. No on-street parking.
3. For a period one year, renewable March 2015

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

10. THERESA TROYER – 899 PECK ROAD

Application was received from Theresa Troyer, owner, for renewal of a Special Permit at 899 Peck Road to board up to 8 horses. This property is currently zoned Medium Density Residential (MD) which allows this use with a Special Permit.

Jack Barton reported there were no complaints on file and an inspection on March 13, 2014 by Bob Prince and Art Fritz and did not identify any violations pertaining to the Special Permit.

A **Motion** was made by Dean Snyder to **approve** the application of Theresa Troyer, owner, for renewal of a Special Permit at 899 Peck Road to board up to 8 horses with the following conditions:

1. A minimum of four parking spaces to be provided in front of the barn as close to the barn as possible and away from the road.
2. Hours of operation: winter 8am to 8pm; summer 8 am to 9:30 pm, 7 days a week.
3. No outdoor storage of animal waste. Accumulation of manure will not exceed the standard set forth in ordinance 165-57.
4. Any additional lighting shall not shine over the property line.
5. No outdoor storage of feed.
6. No deceased animals buried on the property.
7. No dumpster permitted.
8. Any signage in accordance with Town ordinance and permits.
9. For a period of one year, renewable March 2015.

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

11. ANDREA MACDONALD – 744 PECK ROAD

Application was received from Andrea MacDonald, owner, for renewal of a Special Permit to operate a horse boarding facility at 744 Peck Road. Current zoning of this property is Agricultural Conservation (AC) which allows this use with a Special Permit.

Art Fritz reported no violations were identified during the inspection on March 14, 2014 by Bob Prince and Art Fritz pertaining to the Special Permit.

A **Motion** was made by Stephen Shelley to **approve** the application of Andrea MacDonald, owner, for renewal of a Special Permit to operate a horse boarding facility at 744 Peck Road, with the following conditions:

1. Number of horses boarded not to exceed 25 horses, regardless if they are owned by the property owner or being boarded.
2. All requirements are to be met in accordance with 165.76.A.-1.
3. For a period of three years, renewable in March 2017.

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

MINUTES OF FEBRUARY 20, 2014

The ZBOA minutes of February 20, 2014 will be reviewed for approval at the April 2014 meeting.

OTHER BUSINESS

114 Curtis Road - there was discussion about a 2nd floor loft. The perception of the Boards is that if there are permanent stairs then the second floor or loft will count in the square footage, if they are not permanent then it is considered storage.

ADJOURNMENT

There being no further business, a **Motion** was made by Stephen Shelley, seconded by Jim Zollweg to adjourn the meeting at 10:10 p.m. **Motion carried (4-0)** (**Ayes:** Veronica Robillard, Stephen Shelley, Dean Snyder, Jim Zollweg; **Absent:** Tim Thomas).

Respectfully submitted,

Carrie Webster, Recording Secretary