

**TOWN OF PARMA  
ZONING BOARD OF APPEALS  
MARCH 16, 2022**

**Members Present:** Greg Colavecchia, Dan Melville, Veronica Robillard, Stephen Shelley, Ann Williams, Jack Barton, Alternate

**Others Present:** Mark Lenzi, Dave Ciufu

**Public Present:** Frank Surace, David Strabel, Joe Aina, Roger Cavallaro, Audrey Migitskiy, Anna Migitskiy, Nicholas Ciaccia, Eileen Mostek, Matt Russell, Karen Buss, Matt Bucci

The meeting was called to Order by Chairperson Robillard at 7:00 p.m. Chairperson Robillard explained the function and decision-making process of the Zoning Board of Appeals. This is a five-member board with 5 seated members. A quorum of three is required to pass a motion.

Chairperson Robillard moved the application by Greece Ridge Storage LLC 4671 Ridge Road West out of order to the beginning of the meeting to provide an update for anyone in the audience who might want to speak for or against the application.

**1. GREECE RIDGE STORAGE LLC., OWNER OF 4671 RIDGE ROAD WEST**

The applicant is requesting relief from Town Zoning, Article VI & XVI, subsection 165-39(E)(1) for the construction of a 6,000 sq. ft. commercial storage building addition with 10 parking spaces. Town Code requires 100' front setback and 1 parking space for every 1,000 sq. ft. of gross floor area. This property is zoned General Commercial.

Mark Lenzi noted notifications were not in order so this matter will be tabled to the next meeting. If there is anyone who would like to speak for or against, this application will be heard at the April meeting.

**A motion** was made by Dan Melville to **table** the application of Greece Ridge Storage LLC, owner of 4671 Ridge Road West for the construction of a 6,000 sq. ft. commercial storage building addition with 10 parking spaces to the April 2022 Zoning Board of Appeals meeting to afford time for the applicant to give proper notice to neighbors as required without prejudice.

**Seconded** by Stephen Shelley.

**Motion carried to approve (5-0)**

**Ayes:** Greg Colavecchia, Dan Melville, Veronica Robillard, Stephen Shelley, Ann Williams

**MINUTES OF FEBRUARY 16, 2022**

The ZBOA minutes of February 16, 2022, were reviewed. **Motion** was made by Greg Colavecchia to approve the February 16, 2022, minutes as presented. **Seconded** by Stephen Shelley.

**Motion carried to approve (5-0)**

**Ayes:** Greg Colavecchia, Dan Melville, Veronica Robillard, Stephen Shelley, Ann Williams

**TABLED FROM THE FEBRUARY 16, 2022, MEETING**

**2. FRANK SURACE, OWNER OF 102 CRIMSON WOODS**

The applicant is requesting relief from Town Zoning, Article X, subsection 165-82(C)(3) to allow the placement of an electrical standby generator located in the front yard on the Manitou Road side of the property. Town code allows for a generator to be placed in the side and rear yards. This property is a corner lot and is zoned Rural Residential.

**Board Discussion:** Mark Lenzi reported notifications were in order, the request was returned by Monroe County with no comment. This is a Type II action; no further review required. There are no letters in the file.

Frank Surace, applicant, said he is looking to put in a generator. The power has gone out three times in the last year and most recently was out for over 30 hours, causing his basement to flood and groceries to be thrown out. The location is closest to his electrical box and where it comes into the house and next to his AC unit. Greg Colavecchia noted this is a corner lot which is why the location is considered the front yard.

**Public Comment: None**

**Public Hearing Closed**

**A motion** was made by Stephen Shelley to **approve** the application of Frank Surace, owner of 102 Crimson Woods, to allow the placement of an electrical standby generator located in the front yard on the Manitou side of the property **granting** relief from Town Zoning Article X, subsection 165-82(C)(3). Town Code allows for a generator to be placed in the side and rear yards. This property is a corner lot and is zoned Rural Residential. Considering the balancing test, the Board finds the following:

- The benefit *cannot* be achieved by other means feasible to the applicant. This location is closest to the electrical box. Because this is a corner lot this is considered the front yard and looks like the side yard.
- There will be *no* undesirable change in neighborhood character or to nearby properties. This is the best location on the property.
- The request *is not* substantial.
- There will be *no* adverse physical or environmental effects.
- The alleged difficulty *is not* self-created because this is a corner lot. Using the balancing test, the benefit to the applicant outweighs any detriment to the health, safety, and welfare of the community.

**Seconded** by Dan Melville.

**Motion carried to approve (5-0)**

**Ayes:** Greg Colavecchia, Dan Melville, Veronica Robillard, Stephen Shelley, Ann Williams

**NEW BUSINESS**

**3. MIKE AGOSTINELLI, OWNER OF 5021 RIDGE ROAD WEST**

The applicant is requesting a special permit from the Zoning Board of Appeals in accordance with Town Zoning, Article VI, subsection 165-40(D)(3) for the sale of motor vehicles. The

special permit request is subject to the requirements of Town Zoning, Article IX, subsection 165-78. This property is zoned Highway Commercial.

Nicholas Caccia is representing the applicant who could not be at the meeting. It was noted this is a continuation of a Special Permit issued previously that was never renewed. Chairperson Robillard asked why this was not renewed in 2019. Mr. Caccia stated they were unaware they had to come in and renew and said if they had known they would have renewed.

**Board Discussion:** Mark Lenzi reported notifications were not in order. This application will need to be tabled for notifications.

**A motion** was made by Dan Melville to **table** the application of Mike Agostinelli, owner, for a Special Permit at 5021 Ridge Road West for the sale of motor vehicles in accordance with Town Zoning Article VI, subsection 165-40 (D)(3) to the April 2022 Zoning Board of Appeals to afford the applicant time to give proper notice to neighbors as required without prejudice.

**Seconded** by Greg Colavecchia. **Motion carried to approve (5-0)**

**Ayes:** Greg Colavecchia, Dan Melville, Veronica Robillard, Stephen Shelley, Ann Williams

#### **4. ANDREY MIGITSKIY, OWNER OF 477 PECK ROAD**

The applicant is requesting relief from Town Zoning, Article V & X, subsection 165-82(C)(2) & 165-32(E)(1) for the proposed construction of a 1,250 sq. ft. pole barn with a wall height of 14' and a side and rear setback of 10'. Town Code limits accessory structures to 12' wall heights and 20' side and rear setbacks. This property zoned Rural Residential.

Anna Migitskiy, owner, said the structure they would like to build will sit 900' off Peck Road, will be in a secluded area behind a row of trees, not very visible from the road. The request for a 10' setback is to keep the structure further from the house and they feel this is the best location on the property. This is a 5-acre lot. Mark Lenzi said if the applicant moved the structure to another location on the property it would be considered in the front yard which would require a variance. He felt this is the best location on the property.

**Board Discussion:** Mark Lenzi reported notifications were in order, the request was returned by Monroe County with no comment. This is a Type II action; no further review required. There were no letters in the file.

Ms. Migistkiy said the request for 14' sidewall on one side of the building is to accommodate construction vehicles they will be storing. The 14' sidewall will not be visible to people passing by as the slope on the property will make it look like it is shorter than 14 ft. The Board questioned if there will be a business run out of the structure. The applicant stated not at this time. Mr. Lenzi stated that running a business would not be allowed. The applicant stated they will be storing equipment for personal use and if in the future the equipment is used for construction there would be no employees or customers at the property. There was discussion about the temporary structure currently on the property. The applicant must remove the temporary structure as soon as possible.

**Public Comment: None**

**Public Hearing Closed**

A **motion** was made by Dan Melville to **approve** the application of Andrey Migitskiy, owner of 477 Peck Road, to allow the construction of a 1,250 sq. ft., pole barn with a wall height of 14' and a side and rear setback of 10' **granting** relief from Town Zoning, Article V & X, subsection 165-82(C)(2) & 165-32(E)(1). This property zoned Rural Residential. Considering the balancing test, the Board finds the following:

- The benefit *cannot* be achieved by other means feasible to the applicant. The equipment being stored needs to have the 14' sidewall. This is the best location on the property for the structure so it will not be as visible.
- There will be *no* undesirable change in neighborhood character or to nearby properties. This building will sit over 900 ft. off the road and well shielded by trees.
- The request *is* substantial but is mitigated by the fact this will be 900 ft. off the road.
- There will be *no* adverse physical or environmental effects.
- The alleged difficulty *is* self-created; the proposed location makes the most sense and they need the height. This is the minimum variance necessary. Using the balancing test, the benefit to the applicant outweighs any detriment to the health, safety, and welfare of the community.

*The temporary structure on the property must be removed as soon as possible.*

**Seconded** by Stephen Shelley.

**Motion carried to approve (5-0)**

**Ayes:** Greg Colavecchia, Dan Melville, Veronica Robillard, Stephen Shelley, Ann Williams

**5. GARY LEVANDOWSKI, OWNER OF 16 DELAVERGNE DRIVE**

The applicant is requesting relief from Town Zoning, Article V, subsection 165-32(E)(1)(2) & (3) to reconstruct a two-story single-family home that was previously damaged by flooding. The proposed home will total approximately 1,080 sq. ft., without a garage with a 25' +/- front setback, a 3.1' +/- east side setback and 6.2' +/- west side setback. Town Code requires a two-story home to be a minimum of 1,400 sq. ft., have a 280 sq. ft. garage, a front setback of 40' and a 10' setback. This property is zoned Waterfront Residential.

David Strabel is here representing the applicant. He said the applicant is trying to rebuild their house that was damaged by flooding in 2017. This has been a long process and the DEC is waiting for approval of the variances by this Board. The applicant planned to build in the original footprint; however, the DEC is requiring that it be moved forward (south) 3 feet. The original structure was built before the code was in effect; now approval of the setbacks is necessary. Mark Lenzi noted that if the DEC did not require the applicant to move forward 3' the owner would not have needed any setback approvals. The Building Department does not have any issues with this application and moving it 3' forward does not make a difference to them. The owner is choosing to build without a garage; there would not be enough room for one anyways. They own the property across the road from them and that has a shed.

**Board Discussion:** Mark Lenzi reported notifications were in order, the request was returned by Monroe County with no comment. This is a Type II action; no further review required. There were no letters in the file.

**Public Comment:**

**Elaine Mostek**, 39 Delavergne Drive asked if there would be any effect on the existing septic system or the planned sewer system on the road. Mark Lenzi said the house will set 10' off the existing setback as required and there would be no impact on the pending sewer system on the road. If anything, this variance will keep it further from the road and the pending sewer system.

**Karen Buss**, 18 Delavergne Drive asked what +/- means as stated in the legal. There was discussion about what the +/- means. Mark Lenzi said the variance from the setbacks would be within 6 inches of what was advertised. Mrs. Buss asked for clarification as far as the sq. footage and elevation of the house and if the owner would be using the current septic. Mr. Strabel said the owner will be using the current septic. The current structure is 718 sq. ft. the new structure will be two story and will be 1,080 sq. feet bringing this more in compliance with the code. This will be a single-family home as required by code and the elevation will be 2' above ground.

**Public Hearing Closed**

It was clarified with the architect that the projection to the road cannot be 7'10" as noted on the plans, it will have to be scaled back to 7 ft. There was further discussion about the +/- as advertised. The Board was not comfortable approving this with +/- in the motion, they felt it should be exact numbers. Chairperson Robillard said maybe add "it could deviate 6". Mark Lenzi explained that this is his preference not how the Board has to do it. He felt this saves the Building Department time and energy in the future.

**A motion** was made by Stephen Shelley to **approve** the application of Gary Levandowski, owner of 16 Delavergne Drive to reconstruct a two-story single-family home that was previously damaged by flooding. The proposed home will total approximately 1,080 sq. ft., without a garage with a 25' front setback, a 3.1' east side setback and 6.2' west side setback. Town Code requires a two-story home to be a minimum of 1,400 sq. ft., have a 280 sq. ft. garage, a front setback of 40' and a 10' setback **granting** relief from Town Zoning, Article V, subsection 165-32(E)(1)(2) & (3). This property is zoned Waterfront Residential. Considering the balancing test, the Board finds the following:

- The benefit *cannot* be achieved by other means feasible to the applicant. This is an existing lot (structure) damaged by flooding. The DEC is requiring the structure be moved 3' south from the existing footprint. If it could have been built in the existing footprint no variances would have been required. While the size of the structure is less than required by code, it is larger than it was bringing it more into compliance.
- There will be *no* undesirable change in neighborhood character or to nearby properties. This will probably enhance it.
- The request *is* substantial.
- There will be *no* adverse physical or environmental effects.

- The alleged difficulty *is* not self-created. Using the balancing test, the benefit to the applicant outweighs any detriment to the health, safety, and welfare of the community.

**Seconded** by Dan Melville

**Motion carried to approve (5-0)**

**Ayes:** Greg Colavecchia, Dan Melville, Veronica Robillard, Stephen Shelley, Ann Williams

#### **6. ROGER CAVALLARO, OWNER OF 14 CONNIES LANE**

The applicant is requesting relief from Town Zoning, Article V, subsection 165-33(C)(2) for the proposed construction of an 1,800 sq. ft. pole barn located in the rear yard. Town Code limits accessory structures to 600 sq. ft., in this district. The property is zoned Medium Density Residential.

**Board Discussion:** Mark Lenzi reported notifications were in order, the request was returned by Monroe County with no comment. This is a Type II action; no further review required. There is a petition signed by neighbors and the church supporting the application in the property file.

Roger Cavallaro, applicant said he is looking for approval to build an accessory structure to store at least 8 of his classic cars currently sitting outside on the property. Jack Barton asked what will happen to the ones that cannot fit in the structure and Ann Williams asked what will happen to the other stuff sitting outside on the property. Mr. Cavallaro said he will be getting rid of some things that will not fit in the structure. All vehicles are licensed and registered to him and are for personal use, none of them are for sale. He drives them only in the summer months and is trying to get them inside, so they are not affected as much by weather. He does not plan on getting anymore vehicles.

Chairperson Robillard asked if he was storing cars for others. Mr. Cavallaro said they are all his vehicles. He said he has had the vehicles since he moved in. When he purchased the property in 1997 the idea was to put up a building to store the vehicles but in 1998 the code changed prohibiting him from doing so. He has stored vehicles in different locations over the years and now they are sitting on the property.

#### **Public Comment:**

**Matt Bucci**, 20 Connies Lane, said he is the neighbor to the south who would be most impacted by this, and he supports the application. He said Mr. Cavallaro is a great neighbor, very considerate and he is constantly battling the weather to keep the vehicles maintained. He is very responsive if something needs to be addressed. He felt most people are not going to see the building.

**Joe Aina**, 10 Connies Lane, said he is the neighbor to the north, and he supports the application. He will not be able to see this since it will be well shielded. The cars have been on the property for a long time.

**Matt Russell**, 420 Ogden Parma Town Line Road, said he backs up to this property and a row of trees between them; he feels there will be no impact on the neighborhood and the neighbors are ok with the application.

**Public Hearing Closed**

Greg Colavecchia asked Mr. Bucci if he changed his mind since the meeting in 2018 when he voiced concerns and felt the request was unreasonable. Mr. Bucci stated the request is smaller than originally proposed in 2018 and he has more information on the request now.

Ann Williams said she is glad he got signatures from the Church as they would be affected the most. Ann Williams asked if there is a driveway planned. The applicant stated no. The cars are used in good weather only so he would drive over his grass.

**A motion** was made by Dan Melville to **approve** the application of Roger Cavallaro, owner of 14 Connies Lane to construct an 1,800 sq. ft. pole barn located in the rear yard. Town Code limits accessory structures to 600 sq. ft. in this district **granting** relief from Town Zoning, Article V, subsection 165-33(C)(2). This property is zoned Medium Density Residential. Considering the balancing test, the Board finds the following:

- The benefit *cannot* be achieved by other means feasible to the applicant. The applicant has shown a need to keep these classic cars out of the elements for maintenance reasons.
- There will be *no* undesirable change in neighborhood character or to nearby properties. The structure will sit far back on a 3-acre property which is well screened.
- The request *is* substantial being 3 times what is allowed by code.
- There will be *no* adverse physical or environmental effects.
- The alleged difficulty *is* self-created. The applicant had the vehicles since he purchased the property in 1997; the code changed the following year prior to building the structure. This is the minimum variance necessary. Using the balancing test, the benefit to the applicant outweighs any detriment to the health, safety, and welfare of the community.

**Seconded** by Stephen Shelley.

**Motion carried to approve (5-0)**

**Ayes:** Greg Colavecchia, Dan Melville, Veronica Robillard, Stephen Shelley, Ann Williams

**SPECIAL PERMIT RENEWALS**

There was Board discussion about changing the renewal process for Special Permits to streamline the process. Mark Lenzi hopes to have that process ready to share with the Board at the next meeting. Special Permits numbered 2, 6, 9, 10, 11 and 12 (listed below) will be tabled to the May 2022 Zoning Board of Appeals meeting while those changes are being reviewed.

**2. DEVIN GOODMAN and EMILY CICERO– 339 HUFFER ROAD**

Application of Devin Goodman and Emily Cicero, owners, for renewal of a Special Permit at 339 Huffer Road to operate an in-home business (bakery) in a part of their garage in accordance with Town Zoning Article IX, subsection 165-79.1. The property is currently zoned Agricultural/Conservation (AC).

**6. DOUGLAS WARMBRODT – 462 HILL ROAD**

The application of Douglas Warmbrodt, owner, to renew a Special Permit at 462 Hill Road, for renewal of a Special Permit to operate an in-home business in the basement of his dwelling in accordance with Town Zoning Article IX, subsection 165-79.1. This property is currently zoned Agricultural/Conservation (AC) which allows this use with a Special Permit.

**9. FRANK SANTONASTASO – 5070 RIDGE ROAD**

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.

**10. ANNA RICOTTA – 5064 RIDGE ROAD WEST**

The application of Anna Ricotta, owner, to renew a Special Permit at 5064 Ridge Road West, to display and sales of 71 vehicles as stated in the previous Permit. This property is currently zoned Highway Commercial (HC) which allows this use with a Special Permit.

**11. SALVATORE CAMMARATA – 5520 RIDGE ROAD WEST**

Application was received from Salvatore Cammarata, owner, for renewal of a Special Permit at 5520 Ridge Road West to display and sell automobiles in accordance with Town Zoning Article 9, subsection 165-78. The property is currently zoned Highway Commercial (HC) which allows this use with a Special Permit and site plan approval.

**12. RUSS ANGELO – 5200 RIDGE ROAD**

Application of Russ Angelo, owner, for renewal of a Special Permit at 5200 Ridge Road to operate an automobile sales business with the ability to display 80 automobiles for sale. This property is currently zoned Highway Commercial (HC) which allows the display and sale of motor vehicles with a Special Permit.

**A motion** was made by Stephen Shelley to **table** the Special Permits Numbered 2, 6, 9, 10, 11, and 12 listed above to the May 2022 Zoning Board of Appeals meeting while the Building Department reviews the Special Permit Renewal Process.

**Seconded** by Dan Melville.

**Motion carried to approve (5-0)**

**Ayes:** Greg Colavecchia, Dan Melville, Veronica Robillard, Stephen Shelley, Ann Williams

**ACCESSORY APARTMENT RENEWALS**

**1. PATRICK AND EVELYN LLOYD – 214 HAMLIN PARMA TOWN LINE ROAD**

Application of Patrick and Evelyn Lloyd, owners, for renewal of a Special Permit at 214 Hamlin Parma Town Line Road for an accessory apartment used as an in-law residence in accordance with Town Zoning Article 9, subsection 165-76. This property is currently zoned Agricultural Conservation (AC) which allows this use with a Special Permit.

The Zoning Enforcement Officer inspected the property on February 10, 2022, regarding the conditions of the Special Permit. The Special Permit use has not changed and there are no complaints on file. The occupants of the accessory apartment are Helen and Walter Eisenhauer.



A **Motion** was made by Dan Melville to **approve** the application of Patrick and Evelyn Lloyd, owners, for renewal of a Special Permit at 214 Hamlin Parma Town Line Road for an accessory apartment in accordance with Town Zoning Article 9, subsection 165-76. The accessory apartment will be occupied by Helen and Walter Eisenhower and will be renewable March 2024. The property is currently zoned Agricultural Conservation (AC) which allows this use with a Special Permit.

**Seconded** by Ann Williams.

**Motion carried to approve (5-0)**

**Ayes:** Greg Colavecchia, Dan Melville, Veronica Robillard, Stephen Shelley, Ann Williams

### **3. LINDA STATT – 1161 HILTON PARMA CORNERS ROAD**

Application of Linda Statt, owner, for renewal of a Special Permit at 1161 Hilton Parma Corners Road for an accessory apartment used as an in-law residence in accordance with Town Zoning Article 9, subsection 165-76. This property is currently zoned Agricultural Conservation (AC) which allows this use with a Special Permit.

The Zoning Enforcement Officer inspected the property on February 11, 2022, regarding the conditions of the Special Permit. There were no violations of the Special Permit conditions. The Special Permit use has not changed and there are no complaints on file. The occupant of the accessory apartment is Linda Statt.

A **Motion** was made by Dan Melville to **approve** the application of Linda Statt, owner, for renewal of a Special Permit at 1161 Hilton Parma Corners Road for an accessory apartment in accordance with Town Zoning Article 9, subsection 165-76. The accessory apartment will be occupied by Linda Statt and renewable March 2024. This property is currently zoned Agricultural Conservation (AC) which allows this use with a Special Permit.

**Seconded** by Stephen Shelley.

**Motion carried to approve (5-0)**

**Ayes:** Greg Colavecchia, Dan Melville, Veronica Robillard, Stephen Shelley, Ann Williams

### **4. JEFFREY DERUYTER – 676 OGDEN PARMA TOWN LINE ROAD**

Application was received from Jean and Jeffrey DeRuyter, owners, for renewal of a Special Permit at 676 Ogden Parma Town Line Road for an accessory apartment used as an in-law residence in accordance with Town Zoning Article 9, subsection 165-76. This property is currently zoned Medium Density Residential (MD) which allows this use with a Special Permit.

The Zoning Enforcement Officer inspected the property on February 11, 2022, regarding the conditions of the Special Permit and there were no violations of the Special Permit. The Special Permit use has not changed and there are no complaints on file. The occupants of the accessory apartment are Jeffery and Jean DeRuyter.

Following discussion, A **Motion** was made by Dan Melville to **approve** the application of Jean and Jeffrey DeRuyter, owners, for renewal of a Special Permit at 676 Ogden Parma Town Line Road for an accessory apartment in accordance with Town Zoning Article 9, subsection 165-76. The accessory apartment will be occupied by Jean and Jeffrey DeRuyter and will be renewable March 2024. This property is currently zoned Medium Density Residential (MD) which allows this use with a Special Permit.

**Seconded** by Greg Colavecchia

**Motion carried to approve (5-0)**

**Ayes:** Greg Colavecchia, Dan Melville, Veronica Robillard, Stephen Shelley, Ann Williams

**5. JOSEPH SELVAGGIO – 765 BURRITT ROAD**

Application of Joseph Selvaggio, owner, for renewal of a Special Permit at 765 Burritt Road for an accessory apartment used as an in-law residence in accordance with Town Zoning Article 9, subsection 165-76.

The Zoning Enforcement Officer inspected the property on February 11, 2022, regarding the conditions of the Special Permit and there were no violations. The Special Permit use has not changed and there are no complaints on file. The occupants of the accessory apartment are Georgia and Salvatore Selvaggio.

A **Motion** was made by Ann Williams to **approve** the application of Joseph Selvaggio, owner, for renewal of a Special Permit at 765 Burritt Road for an accessory apartment in accordance with Town Zoning Article 9, subsection 165-76. The accessory apartment will be occupied by Georgia and Salvatore Selvaggio and will be renewable in March 2024.

**Seconded** by Dan Melville.

**Motion carried to approve (5-0)**

**Ayes:** Greg Colavecchia, Dan Melville, Veronica Robillard, Stephen Shelley, Ann Williams

**7. NANCY KREWER– 212 BURRITT ROAD**

Application of Nancy Krewer, owner, for renewal of a Special Permit at 212 Burritt Road for an accessory apartment in accordance with Town Zoning Article 9, subsection 165-76. This property is currently zoned Rural Residential (RR).

The Zoning Enforcement Officer inspected the property on February 25, 2022, regarding the conditions of the Special Permit; there were no violations. The Special Permit use has not changed and there are no complaints on file. The occupant of the accessory apartment is Nancy Krewer.

A **Motion** was made by Ann Williams to **approve** application of Nancy Krewer, owner, for renewal of a Special Permit for an accessory apartment at 212 Burritt Road in accordance with Town Zoning Article 9, subsection 165-76. The accessory apartment will be occupied by Nancy Krewer and will be renewable in March 2024.

**Seconded** by Gary Colavecchia

**Motion carried to approve (5-0)**

**Ayes:** Greg Colavecchia, Dan Melville, Veronica Robillard, Stephen Shelley, Ann Williams

**8. OLIVIA SMITH – 120 DUNBAR ROAD**

Application of Olivia Smith, owner, for renewal of a Special Permit at 120 Dunbar Road for an accessory apartment in accordance with Town Zoning Article 9, subsection 165-76. This property is currently zoned Medium Density Residential (MD).

The Zoning Enforcement Officer inspected the property on February 25, 2022, regarding the conditions of the Special Permit; there were no violations. The Special Permit use has not changed and there are no complaints on file. The occupant of the accessory apartment is Olissa Bruce.

A **Motion** was made by Ann Williams to **approve** the application of Olivia Smith, owner, for renewal of a Special Permit at 120 Dunbar Road in accordance with Town Zoning Article 9, subsection 165-76. Olissa Bruce will be the occupant of the accessory apartment. The property is currently zoned Medium Density Residential (MD). The Special Permit is renewable March 2024.

**Seconded** by Greg Colavecchia

**Motion carried to approve (5-0)**

**Ayes:** Greg Colavecchia, Dan Melville, Veronica Robillard, Stephen Shelley, Ann Williams

### **ADJOURNMENT**

There being no further business, a **Motion** was made by Greg Colavecchia to adjourn the meeting at 9:31p.m. **Seconded** by Ann Williams. **Motion carried to approve (5-0)**

**Ayes:** Greg Colavecchia, Dan Melville, Veronica Robillard, Stephen Shelley, Ann Williams

Respectfully submitted,

Carrie Fracassi  
Recording Secretary