

**TOWN OF PARMA
ZONING BOARD OF APPEALS
OCTOBER 17, 2019**

Members Present: Dan Melville, Veronica Robillard, Tim Thomas

Members Excused: Stephen Shelley, Dean Snyder

Others Present: Dennis Scibetta

Public Present: Jessica Lukomsky

The meeting was called to Order by Chairperson Robillard at 7:00 p.m. She explained the function and decision-making process of the Zoning Board of Appeals and noted this is a five member board. There are 3 members of the board present tonight and quorum of three is required to pass a motion. Chairperson Robillard gave an overview of what the Zoning Board procedures are for the student in the audience.

CONTINUING BUSINESS FROM SEPTEMBER 19, 2019

1. KEVIN DECONINCK – 5209 RIDGE ROAD WEST

The application of Kevin DeConinck, owner, for a use variance at 5209 Ridge Road West. The applicant is requesting a use variance to allow outside display of sheds for sale. Town Zoning Article 6, subsection 165-39 does not allow this use. This property is currently zoned General Commercial (GC).

Dennis Scibetta relayed that the DeConinck's believe that Caleb is going to pull out of this application because of the expense to him to have the property surveyed and information needed for approval would not make this profitable. It will be difficult for the applicant to meet the use variance criteria. This is a wonderful concept but there are a lot of hurdles. The applicant has been unable to provide further information as requested by the Board at this point. There was discussion about tabling this until the next meeting. Dennis Scibetta felt comfortable that by that meeting the applicant will know better the direction they might go.

A **Motion** was made by Tim Thomas to **table** application of Kevin DeConinck, owner, for a use variance at 5209 Ridge Road West for one final time to the November 2019 Zoning Board of Appeals meeting without prejudice to afford the applicant time to provide further information or withdraw the application in its entirety. The information requested includes a comprehensive site plan, showing parking, driveways, setbacks, signage, and all information should be provided and conditions met that are required by the Use Variance criteria. The additional information should be provided to the Building Department by November 8, 2019.

Seconded by Dan Melville. **Motion carried to table (3-0)** (Ayes: Dan Melville, Veronica Robillard, Tim Thomas; **Excused:** Stephen Shelley, Dean Snyder)

OTHER INFORMATION

Dennis Scibetta explained that a Builder would like to purchase a 5.8 acre lot and divide it into two building lots. He asked the Board whether they would be willing to consider this application. The lots would have 150' of frontage and 300' are required in this zone. Most lots on this stretch of Hilton Parma Corners Road have 100' of frontage. The application would go to the Planning Board first. The consensus of the Board that if the Planning Board refers it to the Zoning Board it would be reasonable to listen to the application.

MINUTES OF AUGUST 15, 2019

The ZBOA minutes of September 19, 2019 were reviewed. **Motion** was made by Dan Melville to approve the September 19, 2019 minutes as presented. **Seconded** by Tim Thomas.

Motion carried to approve (3-0) (Ayes: Dan Melville, Veronica Robillard, Tim Thomas;
Excused: Stephen Shelley, Dean Snyder)

Jessica Lukomsky asked questions of the Board about the item discussed tonight at the meeting.

ADJOURNMENT

There being no further business, a **Motion** was made by Tim Thomas, **seconded** by Dan Melville to adjourn the meeting at 7:45 p.m. **Motion carried to approve (3-0) (Ayes:** Dan Melville, Veronica Robillard, Tim Thomas; **Excused:** Stephen Shelley, Dean Snyder)

Respectfully submitted,

Carrie Fracassi
Recording Secretary