

SS:

STATE OF NEW YORK  
ONONDAGA COUNTY  
ZONING BOARD OF APPEALS

MINUTES OF MEETING  
TOWN OF CICERO ZONING BOARD OF APPEALS

DATE: May 4, 2015  
PLACE: CICERO TOWN HALL  
TIME: 6:00 P.M.

The Regular meeting of the Zoning Board of Appeals was held Monday, May 4, 2015 at 6:00 P.M., at Cicero Town Hall, 8236 Brewerton Road, Cicero, New York 13039

Members Present:	Gary Natali	Board Chairman
	Charles Stanton	Deputy Chairman
	Mark Rabbia	Board Member
	Gary Palladino	Board Member
	Donald Snyder	Board Member

Absent: None

Others Present:	Terry Kirwan, Esq.	Attorney, Kirwan Law firm
	Richard Hooper	Director, Code Enforcement
	Ann Marie August	Recording Clerk

Inasmuch as there was a quorum present, the **meeting opened at 6:00 P.M.**

Chairman Natali called the meeting to order and asked for a roll call of Board Members present. He pointed out the fire exits and requested that pagers and cell phones be silenced. He then asked everyone to stand for the Pledge of Allegiance.

Mr. Natali: Has everyone read the minutes from the April 1, 2015 meeting?

Board: Yes.

Mr. Natali: Are there any corrections or additions?

Board: No.

Mr. Snyder: I'll make a motion to approve the April 1, 2015 meeting minutes, seconded by Mr. Palladino.

**Motion** was put to a vote, resulting as follows:

Mr. Rabbia	Yes
Mr. Snyder	Yes
Mr. Palladino	Yes

Mr. Stanton: Yes  
Mr. Natali: Yes

**Motion duly carried.**

Mr. Natali: The Cicero Town Board acknowledges the importance of full public participation at all public meetings and, therefore, urges all who wish to address those in attendance to utilize the microphone located in the front of the room.

**Motion** was made by Mr. Natali, seconded by Mr. Palladino, that all actions taken tonight are Type 2 and have a negative impact, that is no impact, on the environment unless otherwise indicated.

Motion was put to a vote, resulting as follows:

Mr. Rabbia Yes  
Mr. Snyder Yes  
Mr. Palladino Yes  
Mr. Stanton: Yes  
Mr. Natali: Yes

**Motion duly carried.**

Mr. Natali: We have proof that all items on tonight's agenda have been advertised as directed by law. I will briefly review the process for tonight's meeting for the benefit of those present that have never been before the Zoning Board of Appeals. (1) Each applicant will have a chance to describe their project. (2) The Board will then ask questions about the project. (3) I will open a public hearing where people will be able to speak for or against the variance. (4) The applicant will then be given the opportunity to rebuff what is stated. (5) Board members will again have the opportunity to question the applicant. (6) The Board will openly discuss among themselves the Five Factors that determine the final decision. We have not had a pre-agenda meeting so this is the first time we get a sense of how each of us feels about the variance. (7) A motion will be made, seconded, and voted upon.

**VERNON GUILLES (APPLICANT)**

7425 MAPLEHURST ROAD

AN AREA VARIANCE WHERE THE EXISTING STRUCTURE IS NONCONFORMING. IT HAS A FRONT YARD SETBACK OF 25.9 FEET WHERE A MINIMUM DISTANCE OF 30 FEET IS REQUIRED. THE PROPOSED ADDITION IS AN EXPANSION OF THE NONCONFORMING BUILDING.

Mr. Natali: The first case we have this evening is Vernon Guiles. Please step forward Mr. Guiles.

Mr. Guiles spoke to the Board regarding needing an addition on an old camp that's only 600 sq. ft. and it needs a bedroom. Based on the current code, the property is 4 feet too close to the road. Mr. Guiles does not live there but lives next door and wants to refurbish and rent the property. He intends to put a 12' x 16' addition off the back. The setback in question is off the front of the house.

Board discussion regarding when Mr. Guiles found out that he needed a variance. Mr. Guiles indicated he did not know he needed a variance until he had a survey completed. Mr. Guiles indicated that he was not selling the

property but renting it and he owned multiple properties in this area.

Mr. Natali **opened the Public Hearing at 6:12 pm**

**FOR:** Is there anyone here who would speak for this? [no response]

**AGAINST:** Is there anyone who would speak against this? [no response]

Mr. Natali **closed the Public Hearing at 6:12 pm**

Mr. Natali: Mr. Natali: Any other comments from the Board. Any other questions or comments? [no response] Let's go through the five factors.

**Factor 1 – Whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created? Answer: No.**

**All agree.**

**Factor 2 – Whether the benefit sought by the applicant can be achieved by some method feasible for the applicant to pursue other than an Area Variance. Answer: No.**

**All agree.**

**Factor 3 – Whether the requested Area Variance is substantial? Answer: No.**

**Mr. Stanton - Yes.**

**Factor 4 – Whether the proposed Variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district? Answer: No.**

**All agree.**

**Factor 5 – Whether the difficulty was self-created? Answer: Yes.**

**MOTION** made by Mr. Palladino on behalf of Vernon Guiles and seconded by Mr. Natali to approve the requested variance at 7425 Maplehurst Road as follows: Front yard setback of 25.9 feet where 30 feet is required; property width of 40 feet where 75 feet is required; area coverage is in line, with a total coverage of 7,100 sq. ft. where under 10,000 sq. ft. is required; and a side yard setback of 5.2 feet where 6 feet is required.

**Motion** was put to a vote, resulting as follows:

Mr. Rabbia Yes

Mr. Snyder Yes

Mr. Palladino Yes

Mr. Stanton: Yes

Mr. Natali: Yes

**Motion duly carried.**

SUZANNE VOLCKO  
8611 OSBORNE DRIVE

AN AREA VARIANCE TO ALLOW AN IN GROUND POOL TO REMAIN THAT WAS CONSTRUCTED CONTRARY TO THE APPROVED LOCATION. THE SWIMMING POOL WAS INSTALLED 4.6 FEET FROM THE SIDE PROPERTY LINE WHERE A MINIMUM OF 6 FEET IS REQUIRED.

Mr. Natali reviewed the background of this variance indicating there had been a hearing on December 1, 2014, at which a public hearing was held and neighbors were invited to speak. There was a neighbor who had a problem with the project and hopefully that has been resolved. Mr. Natali indicated that we would open another public hearing at this meeting and called forth Ms. Volcko or her representative to address the Board.

Mr. Clifford Malzman (Cannon Pools) described in detail the efforts that have been made to date to make the neighbor with the complaint, Mr. William Koch, whole. Cannon Pools had provided all documents to the Board showing what has been accomplished to date and how they are able to return Mr. Koch's property to the condition it was prior to the pool being installed. The plan also included the possible installation of an 18" high decorative retaining wall which, Mr. Malzman indicated would make the drainage of these properties even better than it was prior to the installation with all runoff being effectively directed away from both properties. The Nelagan Companies, a well-known local company did the design work. However, Mr. Malzman did indicate that they were not entertaining the request made by Mr. Koch to purchase of the 1.4 feet of property from Mr. Koch which is what he suggested they do on behalf of Ms. Volcko in order to eliminate the need for this variance. However, short of that, Mr. Malzman indicated Cannon was open to negotiate with all the parties to come to a reasonable resolution.

Discussion ensued wherein Mr. Stanton reviewed his recollection of the fact that the fill from the installation of the pool caused a slope on the adjacent property and there were concerns about drainage impacts because the Volcko property was higher than it had been previous to the installation and that the slope was now exaggerated. Upon being consulted as to the Board's liability regarding the outcome of the neighbor's dispute, Terry Kirwan, the Board's attorney, indicated that the Board's granting of this area variance would not open the Board up to further liability.

**Mr. Natali opened the Public Hearing at 6:45 pm**

Mr. Natali: Is there anyone here who would speak for this variance? [no response]  
Is there anyone here who would speak against this variance?

Mr. Natali: Yes, please come forward and state your name.

Mr. Koch: My name is William Koch and I live at 8613 Osborne Drive adjacent to Suzanne Volcko's property. [Mr. Koch indicated that he had spoken to a real estate attorney and others who had recommended that he voice his objection to the Board's approving this variance.]

Mr. Rabbia: I'm trying to figure this out. We all agreed that the retaining wall idea was the right way to go; and short of your attorney's advisement, I am trying to figure out whether you have a problem with it?

Mr. Koch: I do have some, I do have some, well what potentially could be... okay?

Mr. Rabbia: Would you articulate some of that?

Mr. Stanton: This is your chance to state your case and sway us one way or another.

Mr. Rabbia: The visual was to go back to your original grade which is what we are heading towards.

Mr. Koch: That's originally...when I first appeared...and I have spoken with...it was actually the first time that I had met anybody from Cannon Pools was December 1<sup>st</sup>.

Mr. Rabbia: I understand.

Mr. Koch: So, it was my understanding that as far as the grading issue goes, when you place a pool in close proximity to another neighbor's property or whatever, there are certain criteria that must be met and taken into consideration in the grading of the pool. Now, the elevation was changed on both properties. So, that was never really taken into consideration as far as the grading of the property in essence to have the pool be an in-ground pool.

Mr. Natali: But he's willing to grade it anyway you want; he's willing to put sod; I mean you could come up with a hybrid idea and he's willing to entertain it.

Mr. Koch: Okay, I understand that but that's no longer the issue in terms of...of....I'm more concerned about the property having an affect...with the variance being granted...umm if it affects the property, the value of the property or any of those things that might need to be considered.

Mr. Natali: Okay, so our choice is today either to make him move the pool which would probably not change what you have there right now; or, let him keep the pool where it is, then it's off our desk. We can put a condition on it I'm sure, with some help with the wording, that the proper grade must be satisfactory to the Town.

Mr. Koch: Well, now, Suzanne's...Ms. Volcko's attorney was not present, was not able to make it tonight but I have spoken with him at length about getting this issue resolved. I agreed to meet with him...that's why originally I think you had proposed to make a 30-day extension of this to come to some sort of resolution?

Mr. Snyder: I guess what we thought when it was put on the agenda was that that resolution was already made and both parties were going to come in and say that you had come to an agreement and here's the solution and we were going to go ahead and deal with the grades and obviously that's not what happened.

Mr. Stanton: No, what happened was...if I can speak because I was part of that process. Ms. Volcko was contacted by the Town asking if anything had transpired. There was no response so she was put on the next meeting.

Ms. Volcko: [speaking out from her seat] It didn't say "if anything had transpired." It said this is the date, call and let us know if it is good for you. I work days. I'm busy. I didn't have a chance to call so I got a letter that said because we didn't hear from you, we are going to go ahead and schedule this for today and I have been emailing Jeff and he basically waited until the last minute to show me what they were going to do to my pool. When I asked for a landscaper to come and show me what they were going to do to my pool, Jeff just came in kinda like a little tornado and did his thing and I felt uncomfortable and I couldn't cancel tonight because it wasn't allowed because it had already been invited to the neighbors.

Mr. Rabbia: I'm sorry, who came in?

Ms. Volcko: Oh, I'm sorry, Jeff, his [referring to Mr. Malzman] business partner.

Mr. Malzman: I'm still delighted to meet with Mr. Koch anytime during the week to make certain that a resolution is acceptable to him whether it's a wall or not a wall...

Mr. Palladino: I have another question, this pool was put in in 2012? This is 2015 and we are talking about this issue now?

Mr. Koch: Well, the Town's been out several different times but Ms. Volcko went through a divorce...there were some other deciding factors...

Mr. Palladino: Were you there when this pool was being built.

Mr. Koch: Was I there? Yes, and once the concrete...

Mr. Palladino: ...and you didn't talk to...

Mr. Koch: Nobody contacted me... Ms. Volcko said...

Mr. Palladino: Wait a minute...

Mr. Koch: I'm sorry, listen, I'm not trying to be out of line here, excuse me...

Mr. Palladino: It's alright, I'm just trying to get a picture...

Mr. Koch: Ms. Volcko had contacted the owners of the pool company via email and she can attest to this. I have had numerous conversations with her over this and as I stated earlier, the first I spoke to anyone from Cannon Pools was December 1<sup>st</sup> at that meeting. No phone calls from them, nothing, nobody stopped at the house, left a message, called my home. They had access to my number, they had access to....I was...I was then trying to resolve this amongst neighbors and this is what it's turned out to be. Instead of putting my foot down and taking a stance on it, I tried to be neighborly and this is why we're...

Mr. Palladino: Well, that's always the best way. I guess my question is, what's puzzling me a little bit is, while this pool was being put in, it's not put in overnight, it's put in over weeks. If they were, I think you made a statement that they put fill on your land? Why didn't you go out and grab that backhoe driver and say get off my property or something of that sort?

Mr. Koch: I did.

Mr. Palladino: You did?

Mr. Koch: I did.

Mr. Palladino: And you didn't call Cannon? I'm just trying to get...I'm not pointing fingers...I am trying to get an idea of what happened...

Mr. Koch: I understand. I understand that...it's hard...

Mr. Palladino: You didn't say...or call the town and say I want a stop work order?

Mr. Koch: I contacted Suzanne. She was out there with her ex-husband at the time and they said that they had surveyed it, that it was not a problem, that my survey was wrong or whatever...and...so...the pool kept continuing and (speaking to Ms. Volcko) you had contacted Cannon shortly after that, if I'm not (sic) correct right?

Mr. Volcko: I think Eric might have been home when that was happening but I was at work so...

Mr. Malzman: We never heard anything about this.

Mr. Snyder: To postpone and postpone is not beneficial to anybody. I'm wondering if we were to postpone are we going to see next month you coming in here with a solution. I think it sounds like the Board is ready to approve this variance as long as we haven't created in approving it a neighbor-to-neighbor issue. I certainly don't want to approve or disapprove something that causes two neighbors that are living side by side a problem.

Mr. Koch: We have been...it's been amicable...this isn't an issue between her and I and I've made it clear that my personal interests are to protect both our properties in terms of its value and she's in agreement.

Mr. Snyder: I wouldn't want to say to you and I say this "tongue in cheek" that you probably shouldn't have talked to that lawyer because I think you're the one who needs to be satisfied. I don't think there's going to be anything that will cause future problems, because once this Board passes on a variance, it goes with the property. There is nothing that happens later down the road. We heard you and it appeared that by putting a wall in we would make your land back whole the way it was and that was what we were trying to do. That's what I thought was going to happen today and so if a month from now you came back and whatever solution you had was positive, then I'd say let's postpone but if we are going to be sitting here in a month still talking about this then we might as well make our decision.

Mr. Malzman: The Town does retain some teeth in the decision because if the property is not put back to grade and the way it was, the zoning officer still has the ability to issue a citation.

Mr. Koch: [Speaking to Mr. Malzman] You tell me the difference in height from the back corner of that pool to my property, how much that was changed, what's the approximate height, just tell me that!

Mr. Malzman: They have the photos...

Mr. Natali: Wrap it up Mr. Koch. I think we know where you stand.

Mr. Koch: Excuse me...I'm sorry...I'm not trying to drag this out. The photos do not do it justice in terms of... Somebody was out there today?

Mr. Stanton: Yes

Mr. Natali: We've all been out there.

Mr. Koch: Now did you see the back corner from the elevation of the yard to the...ok....

Mr. Palladino: I walked all along the back of the properties trying to get a line of sight as to how they were in relationship to each other.

Ms. Volcko: [began speaking from her seat]

Mr. Natali: Hold on for on second. Why don't we give Ms. Volcko an opportunity to come up. Are you pretty much...

Mr. Koch: Well, I just wanna go on record that basically in summary...I transferred this over to my phone from my Ipad. [reading from his cell phone] I just wanted to say that the application does not meet the minimum requirements and standards under state or local regulations for the granting of an area variance. Granting of an area variance will result in detrimental effects to my property and will result in a loss of value in potential sales. The construction to date includes an encroachment on my property, not just the setbacks. This encroachment cannot be approved by any variance or any means under state or local laws or ordinances. Several alternative solutions are available including relocation of the pool, modifications to the pool and surrounding concrete walkway, structural changes to the design, and others which have not been discussed yet due to the inability to clearly discuss the options with a responsible party who shares the desire for a fair and equitable solution.

Mr. Natali: Okay, thank you.

Mr. Stanton: Two questions. We keep hearing about detriment. So, (a) what detriment and (b) what loss of value? When you spoke to the real estate attorney, did they give you a value that your property would go down because of this?

Mr. Koch: The words he used was "possibly."

Mr. Snyder: If they are building a wall on her [referring to Ms. Volcko] property that allows your property to go back to the way it was before they built the pool...why...

Mr. Koch: He's talking about the variance, the granting of the variance is what he was...

Mr. Snyder: Well, I'm not sure that was good advice.

Mr. Natali: So basically, your position is for us to vote against the variance and have him [referring to Mr. Malzman] move the pool. That's what you're saying right now.

Mr. Koch: Well, no that's a little over the top...

Mr. Natali: That's what you're saying.

Mr. Stanton: If this gets denied tonight, that pool has to move.

Mr. Natali: We will give Ms. Volcko a certain amount of time to move it and it will be Cannon's responsibility to move it and, I mean, that's what you're telling us. What you're saying is that if we approve it, you're property value is going to drop even with a nice retaining wall and whatever else you want done. They have left it open so I don't know where you are going here. I'd like to see us vote on this and then move

forward. If you feel thirty days is going to make a difference then I'll ask the Board to give me their thoughts and if they want to go along with another thirty days, that's fine. So, you think you're going to resolve it in thirty days?

Mr. Koch: I do. I've had very positive conversations with Suzanne's attorney. There were some questions that he had, some issues that he was concerned about and he wanted to come out and actually see the property. He wasn't able to make it tonight because I guess he was in court. So, this all transpired over the last several days. Jeff who we've been dealing with, his business partner [referring to Mr. Malzman], we've had, Suzanne and I both have had some difficulties in coming to terms with these agreements and so consequently Cliff is here tonight.

Mr. Natali: Okay, with that said our decision tonight won't affect you going forward, will it?

Mr. Koch: No.

Mr. Natali: Okay, so why don't we vote on it tonight.

Ms. Volcko: [speaking from her seat] What I say probably doesn't matter.... okay, but no one's gonna like it...

Mr. Natali: Would you come forward please?

Ms. Volcko: [speaking from her seat] Can't I just be loud?

Mr. Stanton: No, we'd like you to come up.

Ms. Volcko: Ya know the Twilight Zone, ya know those episodes that were in the black and white, am I saying it right? Those weird movies from the old days, the Twilight Zone right? Okay, anyway. It's been like the Twilight Zone. It's been a horrible experience from the time I walked into Cannon. I asked for Cliff because I knew someone that used Cliff so I walked in there and I said "Is Cliff here" and basically Jeff walks out and it was all downhill after that. Okay, but anyway, moving on. Just a personality conflict, you know, he should be a sales car salesman but anyway ummm and this....I don't even think we would be here today if the pool was put in deeply...deeper like it was supposed to be because the elevation in the back is twice the amount that it used to be so it was doubled...okay...may kids can't play on it, they can't walk behind it, I have...they can't play. So, I want to tear my shed down so that they have a place to play, it's ridiculous and the reason why they had to grade it all up that high is because when they put the pool in in the back, it was like, it was level but there was a little bit of a hill there, well, and then it was partly above ground so but I didn't, I was like "ummm" and so there was some emails back and forth like oh, can you look at this, it looks kinda, ya know, and I'm like oh they know what they're doing. Who would have thought, holy [expletive], that it would look like that after it was over. So the pool is sticking up in the back. If they had put it down where it was supposed to be, we probably wouldn't have had this problem. That's all I have to say.

Mr. Stanton: Let me ask you, if you had your "druthers" tonight as far as what we said. If you were sitting up here, what would you have us do?

Ms. Volcko: You have to do what's right by you, whatever's legal, you have to follow your policies, your procedures. You have to make the decision on the variance of, I think, one point something feet. You would think the pool, the water's edge wouldn't be a big deal but it's become more than just that. Yes, he wanted his

land flattened [referring to Mr. Koch]. Well, I thought that's going to look ridiculous because then my yard would go "swoosh" into his. It would just...it would look stupid and then Jeff came out and he's like "oh we're going to do this" and I was like wait, this sounds really ugly can the landscaper come out and explain this to me? The landscaper didn't come out, Jeff came out instead and umm I just thought...it's hard to visualize what this retaining wall is going to look like and you're going to cut more of my concrete back that I'm paying a loan on and I can't enjoy the pool for the last three years because I feel guilty because I know Bill's not happy and he's been patient through this whole thing and we can't do anything during the winter cause it's winter and yes I was going through a divorce, money was bad, life sucked, so things were on hold and he's been patient and kind through it by not bugging me or suing me or whatever. You know what I mean? And so we were, so, then, Jeff (Ms. Volcko giggles) but anyway... umm and then he left and I just don't feel comfortable talking to him which is why we asked Cliff to take over and so I can't tell you what to say, you have to do what you're gonna do but I just had to get that off my chest.

Mr. Stanton: I guess to lead it even more, if you had an opportunity for a "do-over" would you take it.

Ms. Volcko: Absolutely. But that's just from my...it's not like I...I know it costs a lot, I don't want money, I just want (Ms. Volcko's voice cracking) it the way it should be.

Mr. Rabbia: It's understood.

Mr. Malzman: Can you clarify what you mean by a "do-over"?

Mr. Snyder: What if the pool was put in the way it was supposed to be from day one, at the elevation that this young lady thought her elevation was going to be at?

Mr. Rabbia: Did we just get new information. The pool was not at the right elevation or did we cover that once before?

Mr. Malzman: Can I speak to that?

Mr. Rabbia: You may because I think I'm learning something new here.

Mr. Stanton: [speaking to Mr. Malzman] To finish that thought, there's two outcomes tonight the variance gets approved or it gets denied. If it gets denied then the pool has to move. That's what I'm calling a "do over."

Mr. Malzman: Even if the pool has to move, it would be at the same elevation. The pool was built at the proper elevation. When we go into a yard, no yard is perfectly flat, they are all sloped. To build a pool, you work from the higher elevation, as long as it's not extreme and you extend it out because a yard has many, many different elevations. A pool only has one elevation and you can only choose one place to do it so by necessity the yard around the pool is different elevations. If Ms. Volcko wants the back corner raised up, we can do that. We can bring fill in there, you [speaking to Ms. Volcko] own that property. There is no drainage swale behind your pool to the property line. There's probably ten feet or something there. I am more than happy to bring that up and level that corner off if that's something that you desire but the yard was never flat and could never be flat. It was higher on the other side from the neighbor's yard and the pool was brought out at that elevation. So the pool's at the right elevation, it can't be changed.

Ms. Volcko: It's actually not...

Mr. Koch: You had 23 feet to the left of where it's positioned. If you turned the pool the other way, it would have been flat.

Ms. Volcko: I did say...I did want my pool to go parallel with the house but...I...there...then...the kids...again, only had a little place to play on but not a lot because the shed was there and actually the person that dug the pool, who apparently is dead, umm said, "do you want the pool to start...taper...what did he say? Do you want it to be level with the land by your house or the land at the hill? And I had really no idea anything about pools so he made it level with the house, so that's why it came out higher at the end, so he did it the opposite, I'm guessing.

Mr. Malzman: The pool was built exactly where Suzanne wanted it built.

Ms. Volcko: Yeah, it is.

Mr. Malzman: And it is at the correct height when she walks out her back door to go to the pool. She doesn't walk up or down to the pool, it adjoins to the house. I've built 18,000 pools and the pool is built absolutely correctly. I think if any of you have been to the yard and looked at the lines of sight from the house or walked down from the house, I don't think that that's really in question here. I think what we're applying for is an area variance. I don't think anyone with any expertise has come into this situation and said that the pool's at the wrong height or it's built incorrectly. The pool has not had a single problem in three years.

Mr. Snyder: Well, somehow we want her to be able to use this pool this summer and not feel guilty and in order to make that happen, we need to make sure that the solution to the problem is amenable to the neighbor.

Mr. Malzman: That's something that we're willing to do. They have a good relationship and we don't want it to be soured.

Mr. Snyder: Mr. Chairman, why don't we postpone it. It appears that we may end up with an amicable solution in thirty days and we can stop all this discussion.

Mr. Natali: Okay, would you like to make a motion? I am going to close the public hearing but I have one question, are you involved in that negotiation that they are talking about.

Ms. Volcko: What negotiation...what?

Mr. Malzman: I'd like to make an appointment with Mr. Koch.

Ms. Volcko: I thought the four of us were getting together.

Mr. Palladino: That's what has to happen.

Mr. Snyder: Yes, that's what has to happen.

Mr. Natali **closed the public hearing at 7:15 pm.**

Motion made by Mr. Snyder, seconded by Mr. Rabbia to postpone this project to the June 1, 2015, Zoning Board of Appeals Meeting.

Motion was put to a vote, resulting as follows:

Mr. Rabbia	Yes
Mr. Snyder	Yes
Mr. Palladino	Yes
Mr. Stanton:	No to the motion only because I think we could resolve this tonight and have the Town do the enforcement rather than the Zoning Board.
Mr. Natali:	Yes

**Motion duly carried.**

Motion and vote were unanimously approved to adjourn the meeting as there was no further business before the Board.

Respectfully submitted,  
Ann Marie August, ZBA Recording Clerk