

Walt Russell, Chairman of the Town of Peru Zoning Board of Appeals, called the meeting of March 19, 2008 to order at 7:00 pm

ROLL CALL:

WALTER RUSSELL, CHAIRMAN	: PRESENT
MIKE FARRELL, VICE CHAIRMAN	: PRESENT
ROB BASHAW	: PRESENT
LEON BLAIR	: ABSENT
FRANK DENCHICK	: ABSENT
TOM FUSCO	: PRESENT
ROY ZALIS	: PRESENT
JAMES FALVO (ALT)	: PRESENT
ATTY. THOMAS MURNANE	: PRESENT
DON COVEL	: PRESENT

APPROVAL OF FEBRUARY MINUTES:

There was no February meeting.

MOTION CARRIED.

PUBLIC HEARING:

- 1. APPLICATION:** Gregory Cassidy
Requesting variance of 10' to build shed.

Mr. Russell asked Mr. Cassidy where the road was on the map and if it was in the front. Mr. Cassidy confirmed that the road was in the front of the house and the shed would be behind the house. Mr. Falvo asked where the actual property line was in reference to the fence in the back. Mr. Cassidy stated that as far as he knew, the fence was the property line because that is where his markers lie. Mr. Cassidy was asked if he had Town water and sewer. Mr. Cassidy stated that yes he did have Town water and sewer. Mr. Russell then stated that they were 2 board members short and if the applicants would like to table their application until the following month, they could do so and he apologized for not telling them sooner. The applicant stated that he would like to continue. Mr. Russell asked if there was any chance that he could bring the shed closer to the house or not. Mr. Cassidy stated that he would not be able to do that due to the fact that his fuel tank was on that corner of the house.

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MOTION: Mr. Farrell made the motion for approval. Second by Mr. Bashaw.

ROLL CALL: Mr. Bashaw- yes, Mr. Falvo- yes, Mr. Fusco- yes, Mr. Farrell- yes, Mr. Russell- yes. (Mr. Zalis was not present for the first application, only the second.)

MOTION CARRIED.

2. APPLICATION: VANESSA MCCONNELL
Requesting A Special Permitted Use for a Home Occupation

Mrs. McConnell is requesting a Special Permitted Use Variance to allow her and her husband to have a Fire Extinguisher Business at home in a shed that they plan to build. Mr. Russell asked Mrs. McConnell if she could explain to the board what it exactly was that she was going to be doing for the business. Mrs. McConnell told the board that they would be filling and repairing fire extinguishers. Mr. Falvo asked her if she was going to have power in the shed. Mrs. McConnell said yes, that there would be power in the shed. Mr. Falvo said that he thought that even if the shed was under the square footage needed for a permit that if it had power it would still need a permit. Mr. Murnane stated that it was a business though. Mr. Russell stated that being that there is going to be electricity in the building there will have to be an electrical inspection done. Mr. Fusco stated that in the application, they said they would like to expand the business in the future and that if they did decide to do that, they would have to come back in front of the board to get approved for that as well. Mr. Murnane stated that they would be approving the Fire Extinguishing sales and services not for anything that could possibly done in the future. Mr. Murnane asked how many employees would be working there. They said that it would just be Mr. McConnell working. Mr. Murnane asked about signs and Mrs. McConnell told the board that she had a 4sq. ft. sign. Mr. Murnane asked about traffic and deliveries. They said that there wouldn't be too much traffic because it would primarily be done outside the home and that UPS would do most of the deliveries. They were asked if they have told their neighbors about the business and they said they did and did not have a problem with it. The board asked how much of the refueling products would be stored in the shed. Mr. McConnell stated that maybe about 5 gallons each would be stored but he is not positive as to how big the cylinders are that the products are coming in.

MOTION: Mr. Bashaw made the motion to approve the application. Second by Mr. Fusco.

ROLL CALL: Mr. Bashaw- yes, Mr. Falvo- yes, Mr. Fusco- yes, Mr. Zalis- yes,
Mr. Farrell- yes, Mr. Russell- yes.

MOTION CARRIED.

ANY FURTHER BUSINESS:

Mr. Murnane stated that Corey Trombley was there who was in the process of purchasing 6 apartment buildings on Rt. 9 near the Valcour Marina. Mr. Murnane stated that he has a loan pending with the bank but the bank requires a letter from the Zoning Officer as to whether or not the property complies with zoning regulations. Over a period of time discussing when the property became apartments, the board came to the conclusion that it did comply and Mr. Covell could write Mr. Trombley a letter in regards to the situation.

Mr. Murnane states that Mr. Merkel owns 2 lots on rt. 9 and that he would like to sell them together, not subdivide them, to someone that would like to take down the camp(s) and build a

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home there. Mr. Murnane states that they were pre-existing lots so if he wanted to sell them together he does not see where it would be a problem in doing so. The discussed whether or not it would be pre-existing or not if they merged the lots. Mr. Murnane stated that even if they were merged it is still a pre-existing lot.

ADJOURNMENT:

Motion Made by Mr. Fusco

Second by Mr. Zalis

All so moved.

Date filed with Town Clerk _____