

Walter Russell, Chairman of the Town of Peru Zoning Board of Appeals, called the meeting of May 20, 2009 to order at 7:00 pm.

ROLL CALL:

WALTER RUSSELL, CHAIRMAN	: Present
ROB BASHAW	: Excused
LEON BLAIR	: Present
FRANK DENCHICK	: Present
JAMES FALVO	: Present
TOM FUSCO	: Present
ROY ZALIS	: Present
LAWRENCE BOSLEY (ALT)	: Excused
DON MCBRAYER (ALT)	: Present
ATTY. THOMAS MURNANE	: Present
CEO. PAUL BLAINE	: Present

PUBLIC HEARING:

APPROVAL OF APRIL 15, 2009 MINUTES:

Mr. Russell stated that the 4/15/09 minutes reflect that Mr. Blair had recused himself from the Bazzano Application, however the roll call reflected a vote and that will be changed.

MOTION: Mr. Falvo made a motion to approve the minutes with the change.
Second by Mr. McBrayer.

ALL SO MOVED.

MOTION CARRIED.

APPROVAL OF APRIL 29, 2009 MINUTES:

MOTION: Mr. Falvo made a motion to approve the minutes. Second by Mr. Fusco.

ALL SO MOVED.

MOTION CARRIED.

1. APPLICATION:

KARLA DOWNS

Requesting an Area Variance for a shed at 17 Cross St.

Mr. Blaine stated that Ms. Downs would like to replace a shed with a larger shed and that the setbacks requested are the same as the current shed, however it is not a nonconforming use because the shed was not in place prior to 1974. Mr. Murnane stated that Ms. Downs needed a 15ft. set back on each side. Mr. Russell stated that the application was referred to the Clinton County Planning Board who responded back stating that it was a local issue. Mr. McBrayer stated that he walked by the property and the existing shed is barely noticeable.

**Zoning Board of Appeals
May 20, 2009**

MOTION: Mr. Blair made a motion to approve the application. Second by Mr. Fusco.
ROLL CALL: Mr. Blair-yes, Mr. Fusco-yes, Mr. McBrayer-yes, Mr. Denchick-yes,
Mr. Zalis-yes, Mr. Falvo-yes, Mr. Russell-yes.
MOTION CARRIED.

2. APPLICATION:

JARED CURTIS
Requesting an Expansion of Non-Conforming use at
928 Peasleeville Rd.

Mr. Blaine stated that it is a 6 acre parcel with 465ft. of frontage. Mr. Blaine stated that there are three existing structures on the property. Mr. Blaine stated that the applicant plans to replace the single wide mobile home located on the east side of the parcel with a newer double wide. Mr. Blaine stated that there is a single family residence located on the west side of the property which is occupied and another single wide in the middle which is unoccupied. Mr. Curtis stated that it is planned to take down the singlewide located on the center of the property in the future. Mr. Blaine stated that if the board does look favorably on the application, they could possibly put a stipulation on that all debris must be gone from the property as well. Mr. Murnane stated that the board may also want to place a condition on it that the center mobile home and the currently occupied mobile home both be removed from the premises as well. Mr. Murnane stated that the doublewide will also have to meet building code regulations.

MOTION: Mr. Denchick made a motion to approve the application with the condition that all debris, the occupied mobile home, and the unoccupied mobile home be removed from the property before the Certificate of Occupancy is given and there be no more than two homes on the property. Second by Mr. Fusco.

ROLL CALL: Mr. Blair-yes, Mr. Fusco-yes, Mr. McBrayer-yes, Mr. Denchick-yes,
Mr. Zalis-yes, Mr. Falvo-yes, Mr. Russell-yes.
MOTION CARRIED.

CEO REPORT:

Mr. Blaine stated that April was a slow month for building permits. Mr. Blaine stated that there are some commercial projects proposed for the town. Mr. Blaine stated that there are about 8 applications for the June Zoning Board of Appeals meeting.

ADJOURNMENT:

Motion Made by Mr. Fusco.
Second by Mr. Zalis.
All so moved.

Date filed with Town Clerk _____