

Leon Blair, Chairman of the Town of Peru Zoning Board of Appeals, called the meeting of May 19, 2010 to order at 7:00 pm.

ROLL CALL:

LEON BLAIR, CHAIRMAN	: PRESENT
JAMES FALVO, VICE CHAIRMAN	: PRESENT
ROB BASHAW	: PRESENT
FRANK DENCHICK	: PRESENT
TOM FUSCO	: PRESENT
ROY ZALIS	: PRESENT ~ Arrived 7:05
LAWRENCE BOSLEY (ALT)	: PRESENT
DON MCBRAYER (ALT)	: EXCUSED
ATTY. THOMAS MURNANE	: PRESENT
CEO. PAUL BLAINE	: PRESENT

PUBLIC HEARING:

APPROVAL OF APRIL MINUTES:

MOTION: Mr. Bashaw made a motion to approve the minutes.

Second by Mr. Fusco.

ROLL CALL: Mr. Falvo – yes, Mr. Bashaw – yes, Mr. Denchick – yes, Mr. Fusco – yes, Mr. Bosley – yes, Mr. Blair – yes.

MOTION CARRIED.

PUBLIC HEARING:

1. APPLICATION:

ANDREA M. DESOTELL

Special Permitted Use – Beauty Shop to be located at
3065 Main St.

Mr. Blaine took the floor and stated that Mrs. Desotell is seeking to relocate her shop. He went through the presentation explaining the project. He referenced that a Site Plan was submitted to the Planning Board and was approved. It was also referenced it was referred to the CCPB and was considered a local issue. Mrs. Desotell said she is moving from her present location due to parking issues. Mr. Blair asked if any of the Board members had any questions or concerns. Mr. Falvo asked if her sign will be consistent with Green Acre's sign. Mrs. Desotell confirmed it was the same sign that the old video store had there. Downcast lights were discussed briefly and confirmed.

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

ROLL CALL: Mr. Falvo – yes, Mr. Bashaw – yes, Mr. Denchick – yes, Mr. Fusco – yes, Mr. Zalis – yes, Mr. Bosley – yes, Mr. Blair – yes.

MOTION CARRIED.

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2. APPLICATION:

MAURICE GILBERT

Requesting an Expansion of Non-Conforming Use
at 1 Santa Lane

Mr. Blaine stated he noticed a shed being built and asked some questions to the owner. He went over the presentation. He explained this property is located in H4 Zone, however it is to his understanding the barn has been being used continuously as a non-conforming use. Mr. Blaine stated this was referred to the CCPB and was considered to be a local issue. Mr. Gilbert took the floor and stated that he thought his property was agriculturally zoned and he was unaware that he was in the H4 zone, and if he had known he would have applied for a permit prior to building his shed. His desire is to use the shed for storing his hay, his tractor and personal fire wood. The Board wanted assurance from Mr. Gilbert that the purpose of the structure was for agricultural use *only*. Mr. Gilbert confirmed that is his intention however he said he was aware that storing of fire wood is not considered agricultural use and he was adamant in stressing the fact that he is seeking approval from the Board to store his personal fire wood in the structure. It was agreed he could store fire wood in there however with the stipulation of personal storage *only*.

MOTION: Mr. Fusco made a motion to approve the application with the stipulation of personal storage only. Second by Mr. Zalis.

ROLL CALL: Mr. Falvo – yes, Mr. Bashaw – yes, Mr. Denchick – yes, Mr. Fusco – yes, Mr. Zalis – yes, Mr. Bosley – yes, Mr. Blair – yes.

MOTION CARRIED.

2. APPLICATION:

ELMORE SPCA INC.

Requesting an Expansion of Non-Conforming Use
at 556 Telegraph Rd.

Mr. Blaine stated the Elmore SPCA was approved for the expansion about a year ago. He went over the proposed project through the presentation. He referenced the new Site Plan to include the proposed addition as well a copy of the west elevation. Mr. George Rosenvold, the project architect, took the floor to explain the project in detail and where they are in the process. He stated the reason for the delay was due to funding. But it was noted by Inger Joy, an Elmore SPCA board member, that they are in the process of doing some more fund raising and are hopeful the project will be completed with in two years. It was also mentioned that their plan is in two phases. Phase I is to reconstruct the gutted front part of the building and use it as it was previously used, to include the dog run. Phase II is the actual construction of the addition to the back which will be the used as the dog run when completed.

MOTION: Mr. Bosley made a motion to approve the application. Second by Mr. Zalis.
ROLL CALL: Mr. Falvo – yes, Mr. Bashaw – yes, Mr. Denchick – yes, Mr. Fusco – yes,
Mr. Zalis – yes, Mr. Bosley – yes, Mr. Blair – yes.
MOTION CARRIED.

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ANY FURTHER BUSINESS:

None.

CEO REPORT:

Mr. Blaine referred to the Building Report for the month of April. He stated activity was fairly good for site built homes. He stated there was an enforcement action on a piece of property located on Brand Hollow and Route 22 for open storage. He said he was open for any questions the Board may have for the Codes Office.

ADJOURNMENT:

Motion Made by Mr. Fusco.

Voice Vote.

All so moved.

Date filed with Town Clerk _____