

Walter Russell, Chairman of the Town of Peru Zoning Board of Appeals, called the meeting of June 18, 2008 to order at 7:00 pm.

**ROLL CALL:**

WALTER RUSSELL, CHAIRMAN	: Present
MIKE FARRELL, VICE CHAIRMAN	: Absent
ROB BASHAW	: Present
LEON BLAIR	: Present
FRANK DENCHICK	: Present
TOM FUSCO	: Present
ROY ZALIS	: Absent
JAMES FALVO (ALT)	: Present
ATTY. THOMAS MURNANE	: Excused
CEO. PAUL BLAINE	: Present

**APPROVAL OF MAY MINUTES:**

Mr. Russell asked what the discussion of the March minutes was about during the May meeting. Mr. Blaine informed him that in April, Mr. Bashaw asked for a change in the March minutes, however, that change could not be made because the statement he wanted placed in the April minutes was not said during the meeting.

**MOTION:** Mr. Blair made a motion to approve the May minutes. Second by Mr. Fusco.

**ALL SO MOVED** Except Walter Russell and Rob Bashaw who were not present for the May meeting.

**MOTION CARRIED**

**PUBLIC HEARING:**

- 1. APPLICATION:** STEPHEN WILLS  
Requesting a Special Use Permit to place a Single-family home in an RL-3 Zone.

Mr. Russell stated that he could not find the parcel and asked where it was located. Mr. Blaine stated that it was on Strackville Rd. Mr. Blaine stated that Mr. Wills had approached him for a building permit to build a single-family home on a 10-acre parcel that was in an RL-3 zone. In an RL-3 zone however, single-family homes are not a permitted use, only homes with farms are permitted. Mr. Blaine stated that the parcel is

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part of a previous subdivision where the Planning Board stated it was an RL-1 zone not and RL-3 zone. Also, in an RL-3 zone, there has to be a minimum of 25-acres but because it was believed to be an RL-1 it had been approved as a 10-acre parcel. Mr. Falvo asked if there were other houses around the parcel and if the house that was going to be built on the parcel would blend in well with the surrounding areas. Mr. Lucia, who was talking on Mr. Wills' behalf, stated that he believed it would fit in nicely with the other houses.

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

**ROLL CALL:** Mr. Fusco- yes, Mr. Blair- yes, Mr. Falvo- yes, Mr. Bashaw- yes, Mr. Denchick- yes, Mr. Russell - yes.

**MOTION CARRIED.**

**ANY FURTHER BUSINESS:**

Mr. Blaine stated that the Codes/Zoning Office did try to get the Board a complete packet and that in the future, if there are any questions regarding the applications, feel free to contact the office and ask and we can provide additional information on the project. Mr. Russell stated that under "Any Further Business", there has been a lot of review of applications prior to the submission by the applicant and he does not feel that the Board should be reviewing these applications in front of the applicant. Mr. Russell stated that he feels the Board should limit reviewing applications to special cases only.

**CEO REPORT: PAUL BLAINE**

Mr. Blaine stated that he talked to other Code Enforcement Officers in the area and their single-family home starts are similar to what they were last year and Peru is almost double from what it was last year. Mr. Blaine stated that there are two more single-family homes that are proposed for Buttonwood. Mr. Blaine stated that so far, there have been 12 permits for single-family homes issued with 8 of them being site-built and last year there were 9 permits for homes issued with 4 of them being site-built.

**ADJOURNMENT:**

**Motion Made by Mr. Fusco.**

**Second by Mr. Blair.**

**All so moved.**

*Date filed with Town Clerk \_\_\_\_\_*