

Walter Russell, Chairman of the Town of Peru Zoning Board of Appeals, called the meeting of August 20, 2008 to order at pm.

ROLL CALL:

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

APPROVAL OF JUNE MINUTES:

MOTION: Mr. Fusco made a motion to approve the June Minutes. Second by Mr. Blair.

ALL SO MOVED

MOTION CARRIED

PUBLIC HEARING:

- 1. APPLICATION:** SHERRI JO BEDARD
Requesting an Expansion/Change of Non-Conforming
Use at 99 Brand Hollow Rd.

Mr. Blaine stated that Ms. Bedard would like to replace a single wide mobile home with a double wide in an MH-O zone, which does not permit any mobile homes. Mr. Falvo asked Ms. Bedard if she is going to use concrete block for skirting. Ms. Bedard stated that the skirting they are going to use would be vinyl. Mr. Falvo asked if the other properties on Brand Hollow Rd. had concrete or vinyl skirting. Ms. Bedard stated that she was not positive what they had but Mr. Russell stated that he believed most of the homes on Brand Hollow Rd. now used concrete skirting. Mr. Blair asked Mr. Blain if it was a requirement to now have concrete skirting. Mr. Blaine stated that it had come before the Board before and the Board decided on a few different materials that would be allowed for skirting. Mr. Falvo asked if the doublewide she was putting in place of the singlewide was new or used. Ms. Bedard stated that it was going to be a new doublewide. Mr. Murnane states that in section 405.8 it states that a non-conforming mobile

home can be replaced by a mobile home that meets fire, safety, and electrical standards of new mobile homes at the time of replacement. Mr. Falvo stated that he would like to see it conform to the newer homes and have concrete skirting. Mr. Blair asked if she would object to using a concrete skirting instead of vinyl. Ms. Bedard stated that that was not a problem.

MOTION: Mr. Denchick made the motion to approve the application with the stipulation that the skirting be concrete or concrete like. Second by Mr. Blair.

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

MOTION CARRIED.

ANY FURTHER BUSINESS:

Mr. Blaine stated that there was discussion of the May minutes after the June meeting and the Zoning Secretary reviewed the tape and found there were some mistakes during the roll call. Mr. Blaine reviewed the changes and asked if the Board would like to keep those changes. The Board agreed to keep the changes that were made to the May minutes.

MOTION: Mr. Fusco made a motion to change the May minutes. Second by Mr. Farrell.

ALL SO MOVED.

MOTION CARRIED.

Mr. Blaine introduced Lawrence Bosley and stated that he was now an alternate to the Zoning Board of Appeals. Mr. Blaine stated that if anybody had any new contact information to report to the Zoning Secretary and fill out a new form and there would be new contact sheets handed out at the next meeting.

CEO REPORT: PAUL BLAINE

Mr. Blaine stated that the construction is slightly down from the previous month but there are four site built homes being built. Mr. Blaine stated that hopefully soon there would be more homes coming into the Winding Brook subdivision. Mr. Fusco asked what was happening with Scott Bazzano and his business. Mr. Blaine stated that Scott Bazzano is going to open his business up as soon as he gets his liquor license.

ADJOURNMENT:

Motion Made by Mr. Fusco.

Second by Mr. Blair.

All so moved.

Date filed with Town Clerk _____