

**MINUTES OF BUSINESS MEETING
HELD BY THE ZONING BOARD OF APPEALS
LINCOLN CENTER HEARING ROOM
APRIL 22, 2009**

MEMBERS PRESENT: James Stevenson, Chair
Kathleen Maffe, Vice Chair
Albert Gionet, Secretary

ALTERNATES PRESENT: Edward Slegeski
Paul Harnois (sitting)
Armando Darna (sitting)

ABSENT: Robert Schneider
Mark Connors

ALSO PRESENT: James Davis, Zoning Enforcement Officer
Renata Bertotti, Senior Planner
Ginger MacHattie, Recording Secretary

The Chair opened the Business meeting at 7:18 p.m.

CONSIDERATION OF PUBLIC HEARINGS:

CHADWICK ENTERPRISES, LLC – application #2400 – request a variance to Article II Section 4.01.01 to reduce the side yard setback to 4’ (10’ required) at 30 Hartland Road, Residence A zone.

MOTION: Ms. Maffe made the motion to approve the variance as requested, Mr. Gionet seconded the motion and all members voted in favor.

The reason for the approval was the addition would not adversely affect the neighborhood and the unique pie-shaped configuration of the lot is not conducive to locating the addition elsewhere.

AMERICAN PROMOTIONAL EVENTS DBA TNT FIREWORKS – application #2401 – request special exception under Article II Section 9.14.02(e) for outdoor sales of sparklers and novelty items at 1524 (a.k.a. 1440) Pleasant Valley Road, General Business zone.

MOTION: Mr. Gionet made the motion for special exception approval with the conditions that no signs be placed at any location other than the tent; the site be maintained in clean, debris free manner at all times; and the tent, any storage and/or trash containers be removed by July 8, 2009. Ms. Maffe seconded the motion and all members voted in favor.

The reason for the approval was the applicant maintained previous sites and this new site is appropriate for the proposed temporary use.

ACCEPTANCE OF NEW APPLICATIONS:

SINAI WHOLESALE RUGS – application #2403 – request special exception approval under Article II Section 9.14.02(e) for outdoor sales of carpets from September 1, 2009 to October 31, 2009 at 1524 (a.k.a. 1440) Pleasant Valley Road, General Business zone.

OTHER BUSINESS:

Ms. Bertotti stated Mustangs Unlimited’s attorney submitted a letter indicating he did not think his client needed a variance for its sign. The Town Attorney agreed with this finding since the sign will be a reduction from what was there and the application has been withdrawn.

Meeting adjourned at 7:23 p.m.

I certify these minutes were adopted on the following date:

Date

James Stevenson, Chair

**NOTICE: THE CASSETTE TAPE RECORDING OF THIS BUSINESS MEETING
CAN BE HEARD IN THE PLANNING DEPARTMENT.**

OFFICIAL TAPE NO. 508

gem