

Minutes of the 1/6/16 Preble ZBA Meeting

Members Present: Chairman Dan O'Shea, Amy Bertini, Jay Curry, Nancy Dalley and Bob Lieber

Also Present: Town Attorney Don Armstrong and Lisa Duvall

The meeting was called to order at 7:30 by Chairman Dan O'Shea.

First order of business is an application by Lisa Duvall for a use variance with the intention of establishing a day care in her home. After discussing the town's guidelines the board determined that in an R-1 district a conditional permit was what was required, not a use variance.

The applicant was advised to make new applications: for a conditional permit from the ZBA as well as for site plan approval from the Planning Board. The site plan application would then need to be submitted to the County Planning Board, then back to Preble Planning Board.

She was advised the ZBA would have to hold a Public Hearing before they could approve her new application for the conditional permit. The applicant was provided with copies of the pertinent sections of Town law, Article 9, Section 9.

Amy Bertini made the **MOTION** that the board determined the application requires a conditional use permit and site plan review, rather than a use variance. Seconded by Jay Currie, all in favor the motion carried.

The applicant will meet with Rick Fritz, the code enforcement officer to start the new application process.

Don Armstrong reminded the board that either the Planning Board or ZBA will need to take on the role of lead agency and complete the SEQR form.

Next order of business is the review of the minutes from 12/3/15. Nancy Dalley made the **Motion** to accept the minutes as written. Bob Lieber seconded, all in favor, the motion carried.

Amy Bertini made the **Motion** to adjourn. Nancy Dalley seconded and, all in favor the motion carried.

The meeting was adjourned at 8:08.

The next scheduled meeting is Thursday, February 4, 2016.

Respectfully Submitted,

Deborah Putman

Secretary

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