

**PREBLE ZONING BOARD OF APPEALS
MINUTES
MARCH 1, 2018**

Present: Dan O'Shea, Amy Bertini, Bob Lieber, Nancy Dalley
Absent: Jay Currie
Also Present: Donald Armstrong, attorney for ZBA

Dan O'Shea opened the meeting at 7:33 p.m.

Review of Michael Hughes' Application for a Conditional Permit

Mr. Hughes is applying for a home occupation use to be located at his home at 1801 Little York Lake Road and a conditional permit pursuant to Sec. 524 of the Zoning Ordinance is a prerequisite. He is planning to conduct transfer of weapons and ammunitions on-line once he obtains a FFL1 license (Federal Firearms License). He currently has a FFL3 license which he has used for his current collection but he cannot conduct a retail business under the FFL3. Mr. Hughes also formed an LLC under the name of Hughes Solutions LLC which was a requirement for his FFL license.

Mr. Hughes said will sell to friends, family and gun clubs and will have no retail showroom or parking lot as this will be an on-line business out of his home. He will be responsible for paperwork, transfers and background checks. Once a transaction is complete, the merchandise will be delivered to him and he will he make arrangements with the customer for transfer.

The Town of Preble Planning Board approved Mr. Hughes' site plan review application at their monthly board meeting on February 28, 2018, which was necessary before proceeding with the conditional permit application.

The Board discussed some of the criteria contained in Section 903 of the Zoning Ordinance regarding findings supporting a conditional permit application. Mr. Hughes will be using his garage for the business which is less than 25% of the premises, he can fit 6 to 8 cars in his garage, and it will not increase traffic.

Motion was made by Nancy Dalley to refer the matter to County Planning; Amy Bertini seconded the motion; carried unanimously. Don Armstrong will submit the GML referral form to County.

Motion was made to have a public hearing on Mr. Hughes' application on April 5, 2018, at 7:30 p.m.; seconded by Bob Lieber; carried unanimously. Don Armstrong will publish the public hearing notice in the Cortland Standard.

Minutes of the May 4, 2017, meeting were reviewed. **Motion** made by Bob Lieber to accept the minutes; seconded by Nancy Dalley; carried unanimously.

The Board discussed two workshops that are available: (1) Working with and Planning for Agriculture in Ithaca on March 17, and the Annual NYS Training Workshop at the Cortland County Office Building on March 12.

Meeting was adjourned at 7:54 p.m.

Respectfully submitted,

Sue Wright
Recording Secretary