

ZONING BOARD OF APPEALS OF THE TOWN OF LERAY
May 14, 2008

The Zoning Board of Appeals of the Town of LeRay was called to order at 7:00p.m. by Chairman David Chamberlain. Present were:

David Chamberlain, Chairman
Bonnie Stewart
Jackie Tunstall
Bill Jesmore
Dean Russell, ZEO
Adam Storino- Design engineer for GYMO

Board member Ron Cooper was absent.

Adam Storino represented Tarpan Patel, owner of Candlewood Suites Hotel to be constructed on lot #4 of the former Columbia Subdivision, located on Herrick Drive. Tax Parcel # 65.00-1-65.1

Mr. Patel is requesting an additional sign due to the orientation of the building and due to the fact most Hotels have three signs in this situation. Town Zoning Law only permits two signs. The main entry building sign will be 88.6 feet, Right elevation sign will be 39.9 feet and the free standing monument sign will be 21.5 feet, for a total of 150 sq. feet. – Total cumulative area of all signs permitted on lot shall not exceed 150 sq. ft. per Town Sign Regulations.

Adam Storino presented a map of the Hotel and surrounding property also explained as to where the signs would be located.

After the Board discussed the proposal Bill Jesmore made a motion to close the Public Hearing. This motion was seconded by Jackie Tunstall and passed with a vote of 4-0.

A motion to grant the use variance was made by Bill Jesmore and seconded by Jackie Tunstall. In consideration that all three signs are within the 150 sq. ft. size requirement and that all three signs lead to a safe flow of traffic and business identification from Route 11, Herrick Drive and the front of the Hotel. Bill Jesmore moved to allow the additional sign. This was seconded by Jackie Tunstall. The vote went as follows:

David Chamberlain	Yes
Bonnie Stewart	Yes
Jackie Tunstall	Yes
Bonnie Stewart	Yes

Bonnie Stewart, Acting Secretary

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The meeting was called to order at 7:30 p.m. by Chairman David Chamberlain.
Present at the meeting were:

David Chamberlain, Chairman
Bill Jesmore
Jackie Tunstall
Bonnie Stewart
Dean Russell, ZEO
Darrel Paul
Walter Enslow

Board member Ron Cooper was absent.

Darrel Paul was representing his parents at the meeting. Walter Enslow owns the neighboring parcel. Mr. and Mrs. Paul are requesting an Area Variance for the installation of a outdoor wood boiler. The Pauls are tearing down an existing 12' X 12' storage building to create a location for the boiler. The Zoning Law states that the boiler should be 50 feet from the adjoining Enslow property. The distance is only 34 feet. Mr. Enslow states he has no problems with the placement of the boiler and stated that it would be used only for the winter heating season. The Board reviewed statements from other neighbors, who were also in favor of the project.

A motion to close the Public Hearing was made by Bill Jesmore and seconded by David Chamberlain. This motion passed 4-0.

Bonnie Stewart made a motion to grant the Area Variance. This motion was seconded by David Chamberlain and passed with a vote of 4-0.

Bonnie Stewart, Acting Secretary