

**ZONING BOARD OF APPEALS MEETING  
WEDNESDAY, July 20, 2022**

James Falvo, Chairman of the Town of Peru Zoning Board of Appeals, called the meeting of **Wednesday, July 20, 2022** at 7:00pm to order.

**PLEDGE OF ALLEGIANCE.**

**ROLL CALL:**

JAMES AKEY	:ABSENT
TERRY AUBIN JR.	:PRESENT
JAMES FRANCESCONI	:PRESENT
SEAN LUKAS, VICE-CHAIR	:PRESENT
JAMES FALVO, CHAIR	:PRESENT
BOB GUYNUP, CEO	:PRESENT

**APPROVAL of April 20, 2022 minutes**

Mr. Falvo shared with the Board the minutes from the April 20, 2022 meeting. He asks if anyone has any changes, corrections, deletions or additions.

**MOTION:** Mr. Aubin made a motion to approve these minutes

**SECOND:** Mr. Lukas

**ROLL CALL:** Mr. Aubin ~ yes, Mr. Francesconi~yes, Mr. Lukas~yes, Mr. Falvo~yes,

**MOTION CARRIED**

**PUBLIC HEARING:**

Mr. Falvo opens the floor to public hearing. We have 2 application this evening. He informs everyone that we are a 5 member board and 4 are present. Mr. Falvo reminds the public that the open floor is for items on tonight's agenda.

**APPLICATIONS:**

1. Jason Chamberlain  
280.-2-19  
Area Variance  
707 Telegraph Rd  
Peru, NY 12972

Applicants are present

Mr. Guynup explains the application, the Chamberlains have 12 chickens, but do not have the required 3 acres for a Hobby Farm and are asking for a variance on their lot size.

The Board asks specific questions about structures and setbacks. The chicken coop/run will be moved to meet side setback. Applicant asks for permission for 15 chickens.

**MOTION:** Mr. Lukas made a motion to approve the variance, with the coop being moved to meet setback requirement, a 15 chicken limit and no roosters.

**SECOND:** Mr. Falvo

**ROLL CALL:** Mr. Aubin ~ yes, Mr. Francesconi~yes, Mr. Lukas~yes Mr. Falvo ~ yes.

**MOTION CARRIED**

- 2 T-Mobile Northeast LLC  
Special Permitted Use  
276.-2-2  
1159 Peasleeville Rd  
Peru, NY 12972

Matthew Kerwin, Esq. is here for applicant

Mr. Guynup explains the application.

**MOTION:** Mr. Falvo made a motion to declare as an unlisted action and the Town of Peru Zoning Board of Appeals as Lead Agency.

**SECOND:** Mr. Aubin

**ROLL CALL:** Mr. Aubin ~ yes, Mr. Francesconi~yes, Mr. Lukas~yes, Mr. Falvo ~ yes.

**MOTION CARRIED**

Mr. Falvo and Mr. Guynup go over the SEQRA. The Board concurs that there are no negative impacts.

**MOTION:** Mr. Aubin makes a motion to declare a negative declaration

**SECOND:** Mr. Lukas

**ROLL CALL:** Mr. Aubin ~ yes, Mr. Francesconi~yes, Mr. Lukas~yes Mr. Falvo ~ yes.

**MOTION CARRIED**

**MOTION:** Mr. Falvo made a motion to approve the application as submitted , contingent on approval from the Town of Peru Planning Board.

**SECOND:** Mr. Aubin

**ROLL CALL:** Mr. Aubin ~ yes, Mr. Francesconi~yes, Mr. Lukas~yes Mr. Falvo ~ yes.

**MOTION CARRIED**

**Further Business**

Mr. Guynup talks about the committee that is reviewing the Zoning Code and updating it. Mr. Falvo asks for an update next meeting on the proposed changes.

The Board accepts the CEO reports from May and June 2022

**ADJOURNMENT:**

**MOTION:** Mr. Falvo

**SECOND:** Mr. Aubin

**VOICE VOTE:** ALL AGREED

**Meeting adjourned at 7:55pm**