

**ZONING BOARD OF APPEALS MEETING
WEDNESDAY, September 21, 2022**

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

APPROVAL of July 20, 2022 minutes

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

MOTION: Mr. Francesconi made a motion to approve these minutes

SECOND: Mr. Akey

ROLL CALL: Mr. Francesconi~yes, Mr. Akey~yes, Mr. Lukas~yes,

MOTION CARRIED

PUBLIC HEARING:

Mr. Lukas opens the floor to public hearing. We have 1 application this evening. He informs everyone that we are a 5 member board and 3 are present. Mr. Lucas reminds the public that the open floor is for items on tonight's agenda.

APPLICATIONS:

1. Z2022-073 with SEQRA

NY RSA 2 Cellular Partnership
DBA Verizon Wireless
Special Use Permit/Cell Tower
254.-4.9.231
960 Peasleeville Rd
Peru, NY

Allyson Phillips is here for applicant

Mr. Guynup explains the application, Ms. Philips explains the project and why they chose this spot. This lot is not in the APA.

The Board asks specific questions about structures and setbacks, storm water management and road access.

There are neighbors present to voice their concerns over the project. They are concerned with storm water coming down access road, concerned that the tower can be built higher in the future, concerns that this may lower their property values, concerns that the driveway will become a playground for ATVs.

Ms. Phillips explains the environmental impact to the neighbors. Mr. Lukas points out that the plans are stamped by a 3rd party engineer.

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

SECOND: Mr. Akey

ROLL CALL: Mr. Francesconi~yes, Mr. Akey~yes, Mr. Lukas~yes,

MOTION CARRIED

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

MOTION: Mr. Francesconi makes a motion to adopt a negative declaration

SECOND: Mr. Akey

ROLL CALL: Mr. Francesconi~yes, Mr. Akey~yes, Mr. Lukas~yes

MOTION CARRIED

MOTION: Mr. Akey made a motion to approve the application as submitted , contingent on approval from the Town of Peru Planning Board, along with the recommendation for the Planning Board to consider a gate at the road; and also contingent on Clinton County driveway permit.

SECOND: Mr. Francesconi

ROLL CALL: Mr. Francesconi~yes, Mr. Akey~y,Mr. Lukas~yes

MOTION CARRIED

Further Business

The Board accepts the CEO reports from August

ADJOURNMENT:

MOTION: Mr. Akey

SECOND: Mr. Francesconi

VOICE VOTE: ALL AGREED

Meeting adjourned at 8:10 pm