

**ZONING BOARD OF APPEALS MEETING
WEDNESDAY, April 19, 2023**

James Falvo, Chairman of the Town of Peru Zoning Board of Appeals, called the meeting of **Wednesday, April 19, 2023** at 7:00pm to order.

PLEDGE OF ALLEGIANCE.

ROLL CALL:

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

APPROVAL of March 15, 2023 minutes

Mr. Falvo shares with the Board the minutes from the last meeting.

MOTION: Mr. Lukas made a motion to approve the minutes as submitted.**SECOND:** Mr. Francesconi

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

MOTION CARRIED.

PUBLIC HEARING:

Mr. Falvo opens the floor to public hearing. We have 2 applications this evening. He informs everyone that we are a 5 member board and there are only 4 members present. We don't have a full Board but we do have a quorum.

The applicant wishes to proceed.

Applications:

1.Z2023-079 Area Variance- Two front setbacks
Corey Barton
280.1-1-8
23 Maiden Lane

The applicant is present

Mr. Guynup explains the application. This is a corner lot with 2 front setbacks. Home burned down. An in ground pool limits where new house can be built, and house must be 10 feet from pool. The Board discusses an 8 foot relief from Maiden Lane and a 3 foot relief from

ButtonBrook Pkwy. Mr. Guynup will be called when a control line is established to check the setbacks prior to building.

No further questions

MOTION: Mr. Falvo made a motion to approve the application for variances of 8 foot relief from Maiden Lane and 3 foot relief from ButtonBrook Pkwy.

SECOND: Mr. Aubin

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

MOTION CARRIED.

2.Z2023-080 Special Exception to Increase Non-Conforming Use Front Setback

Steven Spash

291.-1-23.11

388 Calkins Rd

The applicant is present

Mr. Guynup explains the application. Home burned down. The house was non conforming with 51 feet front set back. Mr. Spash wants to rebuild in the same spot. The well and septic make moving the house back unrealistic. The Board discusses how to make the front steps also included in this variance.

No further questions

MOTION: Mr Lukas made a motion to approve the application for a variance of 21 feet in the front setback, with an allowance of six foot more for a front staircase only.

SECOND: Mr Francesconi

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

MOTION CARRIED.

FURTHER BUSINESS

The Board accepts the CEO report from March

Our Office has received 2 Letters of Interest from potential board members, they have been invited to both board meetings in May

All training needs to be recorded. Mr Falvo asks if a letter can be written requesting that the Town Board accept the work being done updating the Zoning Code as training.

ADJOURNMENT:

MOTION: Mr Aubin

SECOND: Mr Falvo

VOICE VOTE: ALL AGREED

Meeting adjourned at 7:55pm

