

**ZONING BOARD OF APPEALS MEETING  
WEDNESDAY, June 21, 2023**

James Falvo, Chairman of the Town of Peru Zoning Board of Appeals, called the meeting of **Wednesday, June 21, 2023** 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	:PRESENT
BOB GUYNUP, CEO	:PRESENT

**APPROVAL of May 17, 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 Akey~yes, Mr Francesconi~y, Mr Lukas~yes, Mr Falvo~yes.

**MOTION CARRIED**

**PUBLIC HEARING:**

Mr. Falvo opens the floor to public hearing. We have 1 application 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 applicants wish to proceed.

**Applications:**

1. Z2023-083 Side Setback Variance  
Tim and Monica LaPier  
257.3-3  
53 Arnold Rd

The applicants were present

Mr Guynup explains the application. The LaPiers are seeking a ten foot variance on the west side setback to build a 28x42 garage. These are smaller lots on this road and the next door neighbor on the proposed side was granted a five foot variance to build a similar garage. There are questions and discussion as to how to make this requested variance exactly what is needed,

seeing as how a smaller variance is easier for the Board to grant. There is discussion about changing the dimensions of proposed garage

**MOTION:** Mr. Lukas made a motion to take a 10 minute recess to give applicant time to discuss exact measurements and adjustments with his builder.

**SECOND:** Mr. Falvo

**VOICE VOTE: ALL YES**

**MOTION CARRIED**

James Falvo, Chairman of the Town of Peru Zoning Board of Appeals, called the meeting back to order at 7:50pm.

The Applicant wishes to amend the application. The new garage will be 24x48 and the Lapiers are now looking for a seven foot variance to the side yard setback.

No further questions

**MOTION:** Mr Falvo makes a motion to grant a seven foot side yard variance on the west side of 53 Arnold Rd. There will be no storage between the garage and the property line and the existing shrub row will be maintained.

**SECOND:** Mr Lukas

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

**MOTION CARRIED.**

**FURTHER BUSINESS**

The Board accepts the CEO report from May

Christine shares the news that the Peru Town Board passed a resolution so that the time spent reworking the zoning code can count as required annual training for those involved.

Peter Stone is interested in joining a Board and is present at this meeting. There is an opening on the Planning Board, so he is leaning toward joining that Board.

Verizon Wireless will be applying to work on the Town Water Tower again

**ADJOURNMENT:**

**MOTION:** Mr Falvo

**SECOND:** Mr Francisconi

**VOICE VOTE: ALL AGREED**

**Meeting adjourned at 8:15pm**