

**ZONING BOARD OF APPEALS MEETING
WEDNESDAY, May 17, 2023**

James Falvo, Chairman of the Town of Peru Zoning Board of Appeals, called the meeting of **Wednesday, May 17, 2023** 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	:ABSENT

APPROVAL of April 19, 2023 minutes

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

Mr. Aubin was incorrectly marked EXCUSED instead of PRESENT.

MOTION: Mr. Aubin made a motion to approve the minutes as corrected .**SECOND:** Mr. Lukas

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.Z2023-081 area variance, relief to rear and side setback
Wayne Plumadore
270.-1-53.2
200 Bear Swamp Rd

The applicant is present

Mr. Plumadore is looking for area variances to the side and back setbacks in order to build an addition. The Board has many questions about placement and all of the details. Mr Plumadore explains why he wants to place addition as asked, he talks about septic and topography of lot. He fills in information that is missing on application and answers many questions from the Board. Mr Plumadore needs to show why an alternate plan would not work either financially or physically. There needs to be more photos and details provided, especially since this is a substantial relief request. It is agreed that Mr Plumadore will send requested information by June 3, to be heard at June's meeting.

MOTION: Mr. Falvo made a motion to call this application incomplete and table it until next month

SECOND: Mr. Aubin

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

MOTION CARRIED.

2.Z2023-082 Timothy Doty
255.-2-20
34 Peasleeville Rd

The applicant is present

Mr. Doty explains that he has a corner lot and would like to build a 2 car garage, sided to match the house, single story without bonus room. The placement of the septic limits where the garage can go.

No further questions

MOTION: Mr Falvo makes a motion to grant a 36' front yard setback variance from Peasleeville Rd for garage to match the existing home's exterior.

SECOND: Mr Aubin

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 April

Peter Stone is interested in joining the Board and is present at this meeting. The Board and Mr Stone get acquainted.

Mr. Falvo requests new binders and up to date maps for the Board Members

ADJOURNMENT:

MOTION: Mr Lucas

SECOND: Mr Aubin

VOICE VOTE: ALL AGREED

Meeting adjourned at 8:50pm