

ZONING BOARD OF APPEALS MEETING

WEDNESDAY, May 15, 2024

James Falvo, Chairman of the Town of Peru Zoning Board of Appeals, called the meeting of **Wednesday, May 15, 2024** at 7:00pm to order.

PLEDGE OF ALLEGIANCE.

ROLL CALL:

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

APPROVAL of April 17, 2024 minutes

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

MOTION: Mr Falvo made a motion to approve the minutes as submitted **.SECOND:** Mr. Francisconi

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

MOTION CARRIED.

PUBLIC HEARING:

Mr. Falvo opens the floor to public hearing. We have 3 applications this evening. He informs everyone that we are a 5 member board and there are only 3 members present. We don't have a full Board but we do have a quorum.

The applicant wishes to proceed.

Applications:

1. Z2024-009	Tesla
	280.1-9-21.2
	2997 Main St

Mr Guynup has received a phone call asking that this application be withdrawn

MOTION: Mr. Falvo makes a motion to close this application, pending a request in writing from the applicant **SECOND:** Mr. Aubin

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

MOTION CARRIED.

2. Z2024-091

Blakely and Rubin Remillard
279.-3-7
2 Pinewood Dr

Mr Guynup has received a phone call asking that this application be withdrawn

MOTION: Mr. Falvo makes a motion to close this application, pending a request in writing from the applicant **SECOND:** Mr. Aubin

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

MOTION CARRIED.

3. Z2024-092

Karl Costin
280.-1-37
2714 State Rt 22

Applicant is present.

Mr Costin is looking for a 30 foot relief from the front setback to build a garage

Clinton County decided this was a local issue.

The houses in this area are all close to the road, and the present garage already sits in the setback.

This could be a continuance of a non conforming use or an extension of a non conforming use.

Some factors make the placement of the garage elsewhere hard to do:Water service comes in the front on the opposite side, the land slopes away from the house on that side as well, and the septic is behind the house. A chimney, basement entrance and 2 upstairs windows all make the southern side more difficult. Mr. Falvo suggests maybe changing the dimensions of the garage would ease the relief, which would make it easier for the Board to approve.

Mr Guynup goes over the SEQRA part 1

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

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

MOTION CARRIED

Mr. Guynup reads part 2 of the SEQRA and the Board discusses the impact of this project on the neighborhood

MOTION:Mr Falvo made a motion to declare negative declaration **SECOND:** Mr Aubin

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

MOTION CARRIED

MOTION:Mr Falvo made a motion to approve a 20 foot deep by 28 foot wide garage and grant a 26 ft front yard setback variance and a 10 foot north side set back variance. The addition will match the house in siding and character **SECOND:** Mr Aubin

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

MOTION CARRIED

FURTHER BUSINESS

ADJOURNMENT

MOTION: Mr Falvo

SECOND: Mr Francesconi

VOICE VOTE: ALL AGREED

Meeting adjourned at 8:25pm