

ZONING BOARD OF APPEALS MEETING

WEDNESDAY, September 18, 2024

James Falvo, Chairman of the Town of Peru Zoning Board of Appeals, called the meeting to order.

PLEDGE OF ALLEGIANCE.

ROLL CALL:

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

APPROVAL of August 2024 minutes

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

MOTION: Mr Aubin makes the motion to accept the minutes **SECOND:** Mr. Lukas

ROLL CALL: Mr Aubin~y, Mr Francesconi~y, Mr Tooker~y, Mr Lukas~y, Mr Falvo~y

MOTION CARRIED.

PUBLIC HEARING:

Mr. Falvo opens the floor to public hearing, he informs everyone that there are 5 members present, which is enough to proceed.

The applicants wish to proceed.

Applications:

1. Z2024-093	Approval of Flag Lot	Brian Bernard
		267.-4-8
		119/121 Clark Rd

Mr Bernard is here

Gregg Powlowski here

Mr Guynup reads definition of Flag Lot

Mr Bernard has 86.67 feet of road frontage, extending back 200 feet where the lot opens up.

Mr Falvo explains the incomplete application, which needs to be more specific, so that it can stand alone without a map. The application was amended by the applicant.

The Building in the middle of the driveway will be removed. The application was now clear and correct and the Board could move forward with approval of the flag lot.

MOTION: Mr Lukas makes a motion to approve the application as amended **SECOND:** Mr Tooker

ROLL CALL: Mr Aubin~y, Mr Francesconi~y, Mr Tooker~y, Mr Lukas~y, Mr Falvo~y
MOTION CARRIED

2. Z2024-094 Relief of 15 feet from Side Yard Setback for Shed

**W Group at Valhaven
Property LLC
280.1-9-23
2989 Main St**

Lindsay Ashline here

Mr Guynup explains that the home had a 12x12 drop off shed delivered for the residents to use as a smoking shed. The shed blocks the view to the street while the residents sit inside the main building. They would like to move this smoking shed off to the side to allow the residents to enjoy their view. Ms Ashline is seeking a 15 foot relief from the sideyard setback.

Currently the residents smoke 8 feet from the fence, and the Valhaven Main building is already inside the setback on that side.

The application is found to be incomplete and the map needs to be updated. After many questions and some discussion, the following list are things that need to be addressed; A proper map, photos of the shed, proposed ventilation of shed, photos of smoking area now, show how this variance would improve the present situation, and placement of shed on the map.

MOTION: Mr Falvo makes a motion to table until next month awaiting further information requested by Oct.1. **SECOND:** Mr Aubin

ROLL CALL: Mr Aubin~y, Mr Francesconi~y, Mr Tooker~y, Mr Lukas~y, Mr Falvo~y
MOTION CARRIED

FURTHER BUSINESS

The Board accepts the CEO report for August

Mr Guynup updates the Board on the progress with reworking the Town Zoning Law

The time spent working on this has been counted as training hours.

ADJOURNMENT

MOTION: Mr Aubin

SECOND: Mr Lukas

VOICE VOTE: ALL AGREED

Meeting adjourned at 8:10pm