

ZONING BOARD OF APPEALS MEETING

WEDNESDAY, December 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 September 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. Falvo

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.

There is confusion about when the public comments will happen. Should they happen in the beginning of the meeting, or at the time of the application being discussed by the Board.

Applications:

- 1. Z2024-094;15 Feet Side Yard Setback Relief W Group at ValHaven
280.1-9-23
2989 Main St**

Applicant Not Present

There has been new information/photos added to this application

No plans to address keeping smoke away from neighbors

Not enough detail provided, some information is unclear

MOTION: Mr Falvo makes a motion to approve the application as submitted **SECOND:** Mr Aubin

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

Remarks- not enough information, no identifying measurements, relief needed is more than on application, applicant not present to answer questions

MOTION DENIED

2. Z2024-098;Special Use Permit

T-Mobile

276.-2-2

1159 Peasleeville Rd

Cassandra Darmondy here for T-Mobile

Mr Guynup explains the application. T-Mobile will upgrade the equipment on the tower. The APA application is in the process, Clinton County Planning Board determined this is a local issue. These upgrades will not be done until Spring, along with better weather.

MOTION: Mr Falvo makes a motion to approve the application as submitted pending APA approval and Planning Board approval of the site plan **SECOND:** Mr Lukas

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

MOTION CARRIED

3. Z2024-099; Special Use Permit-Off Premises Sign

**Adirondack Coast
Self Storage**

269.-1-40

Town Park Road

Applicant here

Daniel's Signs here

Mr Guynup explains the application, he reads aloud the Town Law definition of an Off-Premises Sign. If the sign is approved, the applicant has another agenda item for a 7 foot relief for same sign.

The sign presented in the application is a large sign, unlike a directional sign which should be much smaller. This off premises sign was NOT brought up during the initial site plan review for the Storage Units. The present storage units are very close to being completely rented, which makes a wayfinding sign seem almost unnecessary, especially with modern GPS. The Town Law reads that off premises signs "May be" approved, not "Shall be." Neighboring land owners speak up, there is confusion as to who actually owns the land the proposed sign would be on.

MOTION:Mr Falvo motions to table this along with agenda item #6, to give everyone time to sort this out, as well as to update the application **SECOND:** Mr Francesconi

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

MOTION CARRIED

4. Z2024-0100;8foot side setback relief

Nicholas Lucia

254.-4-19

900 Peasleeville Rd

Applicant here

Mr Guynup explains the application. Mr Lucia lives on a mountain, unable to build elsewhere on his property. He has been bringing in fill to build the garage. Mr Lucia states that he is not running a business out of this garage. The Board examines the lot and pushes around ideas on how to buffer such a variance. New fill will be brought in to build the addition. Gutters will be installed and run underground to the ditch along Peasleeville Rd.

MOTION: Mr Falvo makes a motion to approve the application with the following stipulations: 1. The addition of 5 cedar trees, planted 8 feet apart on the west side of the property to buffer the garage from the neighboring property. 2. Gutters will be installed front and back of new garage to be piped to Peasleeville Rd. **SECOND:** Mr Aubin

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

5. Z2024-0101; 41 foot front setback relief Justin Frawley
293.-1-30.13
398 Fuller Rd

Applicant here

Mr Guynup explains the application. The present home is already nonconforming. The present porch is 40 foot from the center of the road. The speed limit on this road is 55, but the road is straight here, safety is discussed. Applicant would like to rebuild the front deck and add a roof to it. Mr Frawley amends his application to make it correct.

MOTION: Mr Lukas makes a motion to approve the application as submitted. **SECOND:** Mr Aubin

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

6. Z2024-0102; 7 ft Relief from Roadway-Sign Adirondack Coast
Self Storage
269.-1-40
Town Park Rd

This agenda item was tabled along with item #3

FURTHER BUSINESS

The Board accepts the CEO report for November

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

The Town Survey to help rework the Comprehensive Plan is almost ready

MOTION: Mr Falvo makes a motion to accept the resignation of Sean Lukas. Mr Lukas has been a valuable member of the board for many years. He will be missed. **SECOND:** Mr Aubin
All Aye

MOTION CARRIED

MOTION:Mr Falvo makes a motion to give Mr Tooker the open spot on the board.**SECOND:**Mr Aubin

All Aye

MOTION CARRIED

MOTION:Mr Aubin makes a motion to nominate James Falvo for Chairman of the Board for the year 2025.**SECOND:**Mr Lukas

All Aye

MOTION CARRIED

MOTION:Mr Aubin makes a motion to nominate James Francesconi for Vice Chairman of the board for the year 2025**SECOND:**Mr Lukas

All Aye

MOTION CARRIED

ADJOURNMENT

MOTION: Mr Falvo

SECOND: Mr Lukas

VOICE VOTE: ALL AGREED

Meeting adjourned at 8:50pm