

ZONING BOARD OF APPEALS MEETING

WEDNESDAY, January 15, 2025

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

PLEDGE OF ALLEGIANCE.

ROLL CALL:

JAMES AKEY	:PRESENT
TERRY AUBIN JR.	:PRESENT
JAMES FRANCESCONI	:PRESENT
LUCAS TOOKER	:PRESENT
JAMES FALVO, CHAIR	:PRESENT
BOB GUYNUP, CEO	:PRESENT

APPROVAL of December 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 Francesconi

ROLL CALL: Mr Akey~y, Mr Aubin~y, Mr Tooker~y, Mr Francesconi~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, it is in fact a full board.

The applicants wish to proceed.

David Hackett is here to talk about the off premises sign. He feels like the proposed sign is on land that he owns and he does not want it there. A few neighbors have written letters opposing the sign.

Applications:

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

Adirondack Coast Self Storage

269.-1-40

Town Park Rd

Applicant present along with Jesse Daniels, the sign maker

Proposed sign to be 18x24, Mr Daniels passes around a concept photo

Mr Falvo explains 'right of way.' The Zoning Board feels like this is a right of way where the proposed sign would be. Signs cannot go over right of ways or property lines. There is lengthy discussion about the Road, who owns it, and if it is only a right-of-way.

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

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

MOTION DENIED

2. Z2024-0102; 7 Foot Relief for Off Premises Sign

Adirondack Coast Self Storage

269.-1-40

Town Park Rd

MOTION: Mr Falvo makes a motion to amend the agenda, removing item #2, due to failure of item #1 **SECOND:** Mr Aubin

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

MOTION CARRIED

3. Z2024-103; 2 Foot Side Setback Relief

Ryan Darby

258.-2-52

3760 US Route 9

Applicant here

Mr Guynup explains this application. The Darbys are asking for a 2 foot relief of the sideyard setback. This is in the APA Lake District, 15 foot side setback, side yard slants toward lake. Sideyard has a tree lined gully, this will remain.

MOTION:Mr Falvo motions to approve this 2 Foot southwest side lot line variance to build proposed addition only, any other additions will require another application to theBoard. The existing tree line will be maintained **SECOND:** Mr Aubin

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

MOTION CARRIED

FURTHER BUSINESS

The Board accepts the CEO report for December, Motion Mr Falvo, all aye

Mr Guynup updates the Board on the work being done to rewrite the Town's comprehensive plan, and the survey that is out.

Meeting adjourned at 7:40pm Motion Mr Falvo, all aye