

ZONING BOARD OF APPEALS MEETING

WEDNESDAY, June 18, 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
LUCAS TOOKER	:PRESENT
JAMES FRANCESCONI	:PRESENT
JAMES FALVO, CHAIR	:PRESENT
BOB GUYNUP, CEO	:PRESENT

APPROVAL of March minutes

MOTION: Mr Tooker makes the motion to accept the March 2025 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 all members are present.

Applications:

- 1. **Z2025-104 Special Use Permit** **NY RSA2 Cellular Partnership
d/b/a Verizon Wireless
Valcour Rest Area**

This application has been put on hold pending decision of Lead Agency

MOTION: Mr Falvo makes a motion to take this application off of the agenda **SECOND:** Mr Aubin

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

MOTION CARRIED

- 2. **Z2025-015** **Joshua and Diana Bartholomew
277.-1-10.2
Patent/Mud Pond Rd**

Applicants are present

Mr Guynup explains the application. There are 8 ½ acres split by Patent Rd. There is an APA jurisdictional letter. Mr Bartholomew explains that trees and topography limit where the house can go. The Board agrees that for an APA zone the planned house is well placed and well thought. Applicants are asking for a 14 foot variance. They must change their application to Area Variance from Expansion of non-conforming use, and initial this change.

The Driveway has already been approved by the highway department.

MOTION: Mr Falvo makes the motion to grant the applicants a 15 foot variance on the west side to build a single family dwelling**SECOND:** Mr Aubin

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

MOTION CARRIED

FURTHER BUSINESS

The Board accepts the CEO reports for April and May

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