

## **ZONING BOARD OF APPEALS MEETING**

**WEDNESDAY, August 20, 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 June minutes

**MOTION:** Mr Aubin makes the motion to accept the June 2025 minutes **SECOND:** Mr Tooker

**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:**

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

This application has been put on hold pending decision of Lead Agency, it will be removed from the agenda

- |                                   |                       |
|-----------------------------------|-----------------------|
| <b>2. Z2025-015 Area Variance</b> | <b>Erich Lutz</b>     |
|                                   | <b>Matthew Ingram</b> |
|                                   | <b>280.1-3-12</b>     |
|                                   | <b>3019 Main St</b>   |

Applicants are present

Jeff Burns is here

Mr Guynup explains the application. The applicants are asking for a variance so that their parcel can be subdivided.

There is much discussion between Zoning Board members, Jeff Burns, Mr Guynup and the applicants. Questions are asked and answered about measurements and projects. Jeff Burns asks that the application be tabled so that more information can be provided.

**MOTION:** Mr Falvo makes the motion to table the application with further information to be provided to the Codes Office by August 25<sup>th</sup>.**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 June and July

**Meeting adjourned at 7:50pm** Motion Mr Falvo, all aye