

**ZONING BOARD OF APPEALS MEETING**

**WEDNESDAY, December 17, 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	:EXCUSED
JAMES FRANCESCONI	:PRESENT
JAMES FALVO, CHAIR	:PRESENT
CEO	ABSENT

APPROVAL of September minutes

**MOTION:** Mr Francesconi makes the motion to accept the September 2025 minutes **SECOND:**

Mr Falvo

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

**MOTION CARRIED**

**PUBLIC HEARING:**

Mr. Falvo opens the floor to public hearing, he informs everyone that 4 members are present and this is enough vote on the application.

**Applications:**

- |                                  |                               |
|----------------------------------|-------------------------------|
| <b>1. Z2025-110 Use Variance</b> | <b>Erin and Donald Duprey</b> |
|                                  | <b>292.-1-9.1</b>             |
|                                  | <b>71 Parsons Rd</b>          |

Applicants are present

Mr. Falvo goes over this application. Donald Duprey lives on his lot, which has two residences built on it. The current application is looking for a variance to build a third residence on the same lot.

For any Use Variance there are questions that must be answered. The applicants have tried to answer these questions, but they cannot get past the first question. For each and every permitted use for this property, the applicant must show that they cannot realize a reasonable return-substantial as shown by competent financial evidence. Since the applicant struggled with this question, J.Falvo advised that a subdivision via a Planning Board application seemed like the proper channel to get the result the applicants were looking for. The applicant requests that the application be withdrawn.

**MOTION:** Mr Falvo makes the motion to accept the request of withdrawal by the applicant

**SECOND:** Mr Francisconi.

**ROLL CALL:**Mr Akey~y,Mr Aubin~yMr Francesconi~y,Mr Falvo~y

**MOTION CARRIED**

The Board must elect the officers for the 2026 year.

**MOTION:** Mr Aubin makes the motion to elect James Falvo as Chairman**SECOND:** Mr Francisconi.

**ROLL CALL:**Mr Akey~y,Mr Aubin~yMr Francesconi~y,Mr Falvo~y

**MOTION CARRIED**

**MOTION:** Mr Aubin makes the motion to elect James Francesconi as Vice Chairman**SECOND:** Mr Falvo

**ROLL CALL:**Mr Akey~y,Mr Aubin~yMr Francesconi~y,Mr Falvo~y

**MOTION CARRIED**

**FURTHER BUSINESS**

There are no CEO reports for September, October or November

**Meeting adjourned at 7:25pm** Motion Mr Falvo, all aye

*Christine Crawford*  
4/17/26