

Betty Corrow, chair of the Town of Peru Planning Board, called the meeting to order Wednesday, February 13, 2008 at 7:06 pm, to order.

**ROLL CALL:**

BETTY CORROW, CHAIR	: PRESENT
CHAD RECORE, VICE CHAIR	: ABSENT
DOUGLAS CHASE	: EXCUSED
DALE HOLDERMAN	: ABSENT
MARK ROBINSON	: PRESENT
PETER TROUT	: PRESENT
RICHARD WILLIAMS	: PRESENT
EDWARD BRIGGS (ALT)	: EXCUSED
ATTY. THOMAS MURNANE	: PRESENT
CEO, PAUL BLAINE	: PRESENT

**APPROVAL OF JANUARY MINUTES:** Paul Blaine mentioned that Edward Briggs was excused for the January meeting not absent. **MOTION:** Peter Trout made a motion to approve the January minutes with the one change. Second by Richard Williams. **ROLL CALL:** Mr. Trout – Yes, Mr. Williams – Yes, Mr. Robinson - Yes, Mrs. Corrow - Yes.

**MOTION CARRIED. JANUARY MINUTES APPROVED.**

**PUBLIC HEARING:**

**1. SITE PLAN REVIEW :KATHERINE SANTOR**

Site plan review for a beauty salon.

Paul Blaine stated that Mrs. Santor approached him about moving the location of her beauty salon. Mrs. Santor received approval for a special permit for the business by the zoning board. She mentioned that there would be one or two customers at a time possibly. Mrs. Santor stated that she is relocating from across the bridge due to the building she was at was foreclosed on. Mr. Murnane asked if it was just her. Mrs. Santor stated that it was just her with the possibility of her daughter also after she graduates but that wont be for about five years. Mr. Robinson asked where she saw parking available.

Mrs. Santor stated that there was possibly up to 4 cars that could park in front, there is parking on the side of the building, on the street and the tenants are gone during the day so there is also parking in the back. Mrs. Santor stated that they have resided the building, put new windows in, and are talking about doing something with the tarmac come spring. Mr. Blaine stated that the lot size is 48'x and the left side of the building is close to the lot line so most of the parking would be on the right side of the building and there would be no parking on the left of the building. Mr. Murnane asked how many apartments were located in the building. Mrs. Santor stated that there are five apartments inside. She stated that there were 2 above her, 1 beside her and 2 below her. Mr. Murnane asked where the tenants parked. Mrs. Santor stated the Gary made sure that the tenants parked in the back of the parking lot. Mrs. Corrow asked Mrs. Santor if she got any deliveries. Mrs. Santor stated that she received UPS deliveries every once in awhile but that's all. Mrs. Santor stated that the distance from the building to Rt. 22 was 38'. Mrs. Santor stated that Dr. Lamar is in the building to the left but she is unaware of who owns the part where the river is. Mrs. Corrow asked if Dr. Lamar was in the same building as her. Mrs. Santor stated that he was not in the same building but in the building next to her. Mr. Murnane asked her where she parked her car. She stated that usually she parks in the front and if there is one car coming and one going there is usually no problem but it sometimes gets congested if her husband stops in as well. Mr. Murnane asked her the hours that she worked. Mrs. Santor stated that she works 9-5 Thursday-Saturday, 12-8 Monday, and closed Tuesday, Wednesday, and Sunday. Mrs. Corrow asked how it works during closing time, if she has any problems with parking then. Mrs. Corrow stated that she did not have any problems with that because they are usually parked down back. Mr. Murnane asked Mrs. Santor how many clients she usually booked within an hour. Mrs. Santor stated that a cut takes about a 1/2hr and a color takes about 2hrs. Within one hour she books 1-2 customers. Mrs. Corrow asked if she did tanning or anything extra. Mrs. Santor stated that she did not do any tanning but that was a possibility in the future but not right now since it is just her working there. Mr. Murnane asked how much space she had on the first floor. Mrs. Santor said that she was not positive as to how much space there was but they had put in 800 sq. ft. of flooring. Mr. Murnane stated that what he envisions is that if she expands or has another stylist, or her daughter does go to work for her, eventually they will have some parking issues because the parking would double from what it is now. He stated that during the day it may not be an issue but at night when the tenants come home he could see it becoming a big problem. Mr. Murnane stated that if she ever thought about expanding into those things then she would probably have to report back to the planning board again for approval due to the parking issue. Mr. Robinson stated that there isn't really any parking on the side of the street. Mrs. Santor stated that there is no sign there. Mr. Robinson stated that there might be a sign they're stating that there is no parking. Mr. Murnane stated that Mrs. Santor would need at least 17 parking spaces. Mrs. Corrow asked if cars were allowed to park on the side of the building like one of the cars in the picture is. Mrs. Santor stated that yes; they were allowed to do that. Mrs. Corrow asked if that was a different vehicle or one of the tenants. Mrs. Santor stated that that was one of the tenants and occasionally they park there to get their laundry then park out back. Mr. Murnane asked what the building was before the beauty salon. Mrs. Santor stated that it had been an antique store; it was something for the school, a TV store, and a clothing store from what she has been told. Mr. Murnane stated

that the parking is the biggest concern. Mr. Robinson stated that the board needs to see the parking in more detail and know how many lots there will be. Mr. Murnane stated that Mrs. Santor could deliver a parking plan to the board showing where the 17 spaces are. Mrs. Corrow State that she still has to show the perimeter boundaries of the parcel, the setbacks of all structures, all the parking areas which must be 9' x 18', and indicate that length and width of the driveways.

<b>SHORT SITE PLAN REVIEW CHECKLIST</b>		
A.	North arrow indicator	Yes
B.	Perimeter boundaries of the parcel – distances must be in linear feet	No
C.	Size and location of all buildings on site	Yes
D.	Setbacks of all structures.	No
E.	All parking spaces or areas must be shown. Parking space = 9' x 18'	No
F.	Outline of intended expansion or location of the project site	Yes
G.	Indicate every delivery entrance	Yes
H.	Show and detail surface water drainage system	Not Needed
I.	Show driveways, indicate length and width	No
J.	Draw location of trees and intended natural screening, e.g. private hedge	Yes
K.	Show by size all existing and intended buffer zones	Yes
L.	Show location, size, and type of any exterior signs	Yes
M.	Show location and intended screening for bulk trash receptacles	Yes
N.	Indicate type and location of intended exterior lighting	Yes
O.	Show scale of drawing	Not To Scale
P.	Show abutting streets/roads by name, also Right-of-Ways involved	Yes
Q.	Show distances to road intersections, both directions	38ft. From Building to Rt. 22
R.	Indicate traffic control measures intended for this site	No Traffic Control Measures
S.	Show names of landowners of abutting properties	Dr. Lamar on the left Unknown to the right

T.	Indicate type of paving for driveways and parking areas	Currently Paved
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**MOTION:** Richard Williams made a motion to table the application until the following month. Second by Peter Trout.

**ROLL CALL:** Mr. Trout – Yes, Mr. Williams – Yes, Mr. Robinson - Yes, Mrs. Corrow - Yes.

**MOTION CARRIED.**

**2. SUBDIVISION: BLUE SPRUCE SUBDIVISION PHASE III  
Preliminary approval for a major subdivision**

Mr. Labombard stated that for comment number 2 on Peters letter there was a mistake made on the interpretation by the former code enforcement officer as to where the definition started and ended. He stated that he interpreted it from the center of the road but it should have been interpreted from the right of way. Due to that problem it made the lots from phases one and two a little bit too small. Mr. Murnane stated that he thought those lots were all fixed and increased in size. Labombard stated that when Keith was that Code Enforcement Officer he stated that he owned from the center of the road back. Mr. Murnane stated that if the road is a town road then that road is owned by the town and not necessarily owned by the part so they are not allowed to deed people a piece of property that they do not own. Mr. Murnane stated that when looking at the size of lots, they can not include road frontage in that and the reason why lots are a certain size is due to septic systems, lot lines, etc. and when road dimensions are being included that calculation it takes away from that. Mr. Labombard stated those lots have already been built on and that there is nothing they can do about it now. Mr. Murnane said that they would have to go back over the records but he believes, somewhere along the line, he saw on a map that those lots were actually expanded. Mr. Murnane stated that all the lots look like they meet the requirement of 3500 sq ft. Some of which go over that amount. Paul stated that the minimum road frontage was 150'. Mr. Murnane along with the other board members looked at the previous maps from phases 1 2 and 3 and came to the conclusion that the increase in frontage of the lots had no been made, therefore have to be made. Mr. Labombard stated that they started the depot test then they rain into snowstorms and since then have not been able to finish the tests.

**MOTION:** Peter Trout made a motion to table the application until the following month. Second by Richard Williams.

**ROLL CALL:** Mr. Trout – Yes, Mr. Williams – Yes, Mr. Robinson - Yes, Mrs. Corrow - Yes. **MOTION CARRIED.**

**ANY FURTHER BUSINESS:**

Mr. Blaine stated that there would be an annual conference at the Adirondack Park that the board members were invited to and the application was in their packets. He also stated that it would be \$45 to do so. Hiring another board member was also brought up at the meeting.

**CEO REPORT: PAUL BLAINE**

Mr. Blaine stated that there has not been much building. He stated that Frosty Springs is looking good and should open up around March. He also stated that he has had a few applications for subdivisions and has also heard about a few subdivisions.

**ADJOURNMENT:**

**Motion made by Mr. Robinson. Second by Mr. Trout.**

**All so moved.**

*Date filed with Town Clerk* \_\_\_\_\_