

Betty Corrow, Chair of the Town of Peru Planning Board, called the meeting of Wednesday, April 9, 2008 at 7:06 pm, to order.

ROLL CALL:

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

APPROVAL OF FEBRUARY AND MARCH MINUTES:

Betty Corrow stated that they did not have enough members present to have a quorum on the approval of the February minutes.

MOTION: Peter Trout made a motion to table the February minutes. Second by Mark Robinson.

ROLL CALL: Dale Holderman -yes, Mark Robinson -yes, Peter Trout -yes, Betty Corrow -yes.

MOTION CARRIED.

Peter Trout stated that the information contained in the March minutes was fine but there were a few spelling errors that needed to be changed.

MOTION: Peter Trout made a motion to approve the March minutes with the changes. Second by Dale Holderman.

ROLL CALL: Dale Holderman -yes, Mark Robinson -yes, Peter Trout -yes, Betty Corrow -yes.

MOTION CARRIED.

**PLANNING BOARD MEETING
WEDNESDAY, April 9, 2008**

PUBLIC HEARING:

Betty Corrow stated that there was not a full board but they did have enough members present for a quorum and asked the applicants if they would still like to proceed with the meeting or have their application tabled until the following meeting. All applicants wanted to proceed with the meeting.

1. SITE PLAN REVIEW: KATHERINE SANTOR AND GARY BERTRAND

Site plan review for a beauty salon with 5-apartments

Mrs. Corrow stated that Doug Chase had informed her prior to the meeting that Mr. Bertrand was out of town and that Mrs. Santor and Mr. Bertrand were working on getting all of the parking spaces needed. Mrs. Corrow stated that it looks like they do not have all of the spaces that the board told them they needed. Mr. Trout asked if it was possible, not to put the application on the agenda until the applicant brings in all of the information needed. Mr. Robinson asked Mrs. Corrow how many parking spaces were needed. Mrs. Corrow stated that they were asked to have at least 13 spaces available for parking.

MOTION: Motion by Peter Trout to table the application until it is complete.

ROLL CALL: Dale Holderman -yes, Mark Robinson -yes, Peter Trout -yes, Betty Corrow -yes.

MOTION CARRIED.

2. SUBDIVISION: BLUE SPRUCE SUBDIVISION PHASE III

Preliminary approval for a major subdivision

Engineer Thomas Labombard provided additional plans to the Board. Mr. Labombard stated that he has finished the percolation tests and received the centerline data from the surveyor. Mr. Labombard stated that many of the lots would have to have the documentation turned into the health department. Mr. Labombard stated that the lots would also have to be restricted to 3 bedroom units. Mr. Murnane asked if that was because of the results of the perc tests. Mr. Labombard stated that, yes; it was because of the results of the perc tests. Mr. Murnane asked Mr. Blaine if he could then send that additional information out to Mr. Gibbs the Town Engineer and Highway Superintendent for review. Mr. Labombard stated that they are not seeking a decision tonight but it is showing that from the perc test results they would not need to move any lot lines. Mr. Corrow told Mr. Labombard that in November, it looked like the lot sizes were changed and asked if that was shown on the current maps. Mr. Labombard stated that they hadn't changed any of the lot sizes since November. Mrs. Corrow stated that for example, lot 6 was 150'x 250' in February of 2005, then the board asked for the changes and then she looked and on November 28th the lot is a different size. Mr. Labombard stated that he isn't sure if that is a change from November or not and that the surveyor was not there but it was something that he could look into and get back to the board on. Mr. Labombard stated that he was not sure if that change was made due to a request by the board or not but it probably was. Mrs. Corrow stated that she was not sure if that was for the fix to the centerline or not. Mr. Labombard stated that he was not sure either and did not want to give false information. Mr. Murnane stated that Lot 6 in a map of '05 was 150x250 and then in the 11/28/07 map it looks like it measured 171x220.5 giving it a little bit more square footage.

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MOTION: Peter Trout made a motion to table the application until the following meeting. Second by Mark Robinson.

ROLL CALL: Dale Holderman -yes, Mark Robinson -yes, Peter Trout -yes, Betty Corrow -yes.
MOTION CARRIED.

**3. SUBDIVISION BRIAN MONAHAN
& SEQR: Preliminary Approval for a Minor Subdivision**

Mr. Blaine stated that he had reviewed the original application that showed 60ft of frontage was proposed. Mr. Blaine said that he had contacted Mr. Monahan and Mr. Monahan stated that on the survey map that he had given to the town actually showed 160' of frontage. Mr. Murnane asked Mr. Monahan about the culvert location. Mr. Monahan stated that the state came in and put it in. He stated that it was actually twice as wide as what they had recommended. Mr. Robinson asked what the house was going to look like. Mr. Monahan stated that to him, it was going to look like a barn. Mrs. Corrow asked the board if anybody else had any questions.

MOTION: Dale Holderman moved to declare this an unlisted action and name the Town of Peru Planning Board as lead agency. Second by Peter Trout.

ROLL CALL: Dale Holderman -yes, Mark Robinson -yes, Peter Trout -yes, Betty Corrow -yes.
MOTION CARRIED.

MOTION: Peter Trout moved to declare this a negative declaration. Second by Betty Corrow.

ROLL CALL: Dale Holderman -yes, Mark Robinson -yes, Peter Trout -yes, Betty Corrow -yes.
MOTION CARRIED.

MOTION: Peter Trout made a motion to approve the application. Second by Mark Robinson.

ROLL CALL: Dale Holderman -yes, Mark Robinson -yes, Peter Trout -yes, Betty Corrow -yes.
MOTION CARRIED.

**4. SUBDIVISION: LEEWARD LAMOY
& SEQR: Final Approval for a Minor Subdivision**

Mr. Blaine stated that Mr. Lamoy went in front of the Zoning Board of Appeals for an area variance for the lots. Mr. Robinson asked Mr. Lamoy if he had plans for the large lot. Mr. Lamoy stated no, at this point that he will just end up with the four that are straight down the road and giving half of the back to his niece and the other half to his son to get rid of the tax burden.

MOTION: Mark Robinson moved to declare this an unlisted action and name the Town of Peru Planning Board as lead agency. Second by Betty Corrow.

ROLL CALL: Dale Holderman -yes, Mark Robinson -yes, Peter Trout -yes, Betty Corrow -yes.
MOTION CARRIED.

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MOTION: Dale Holderman moved to declare this a negative declaration. Second by Mark Robinson.

ROLL CALL: Dale Holderman -yes, Mark Robinson -yes, Peter Trout -yes, Betty Corrow -yes.

MOTION CARRIED.

MOTION: Dale Holderman made a motion to approve the application. Second by Peter Trout.

ROLL CALL: Dale Holderman -yes, Mark Robinson -yes, Peter Trout -yes, Betty Corrow -yes.

MOTION CARRIED.

5. SUBDIVISION: EDWARD WEBB

The next item on the agenda, Edward Webb for a subdivision, had been pulled from agenda. Mr. Murnane asked why the applicant had been taken off of the agenda. Mr. Blaine stated that the subdivision had actually already been done in 2000. The applicant now would like to put a home on the property. Mr. Webb will be seeking an Area Variance for frontage prior to obtaining a building permit for a residence.

6. SUBDIVISION: LEE CUSTOM HOMES

Mrs. Corrow asked about Lee Custom Homes, another item that had been pulled from the agenda. Mr. Blaine stated that this was yet another application that should not have been put on the Planning Board Agenda. Mr. Blaine said that he talked to the applicant and provided the information they needed.

**7. SUBDIVISION: RICHARD LAJTI
Preliminary Approval for a Minor Subdivision**

Mr. Blaine discussed Mr. Lajti's application briefly with the Planning Board. He stated that in the original application, parcel 1 did not meet zoning for area, frontage or setback. Mr. Blaine stated that he contacted Mr. Lajti and informed him that he could not get approval for the project because of these issues. Mr. Blaine stated that Mr. Lajti is going to move the small barn so that they will no longer have a problem with the setbacks. Mr. Blaine stated that Mr. Lajti would still have a problem with frontage for parcel 2 however because it would only have 137.13' of frontage. Mr. Blaine stated that the applicant had to go in front of the Zoning Board to get an area variance for the frontage and that they were seeking conditional approval for the subdivision from the Planning Board. Mr. Murnane asked what the depth on the lot was going to be. Mr. Blaine said that Mr. Lajti changed the depth to 250', which will give the necessary area needed. Mr. Blaine stated that he believes Mr. Lajti wants to sell parcel 1 and then build a home behind the barn on parcel 2.

MOTION: Betty Corrow made the motion to approve the application pending Zoning Board approval for Area Variance. Second by Mark Robinson

ROLL CALL: Dale Holderman -yes, Mark Robinson -yes, Peter Trout -yes, Betty Corrow -yes.

MOTION CARRIED.

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ANY FURTHER BUSINESS:

Mrs. Corrow asked Mr. Powers who was present at the meeting, about a recommendation made to have Mr. Briggs put as an alternate member due to the fact that he would not be able to attend many of the meetings and for Mr. Holderman to become a full time member and if that had been approved. Mr. Powers stated that has not been approved and that is his first time hearing about the recommendation. Mr. Powers told Mrs. Corrow that she could draft up a letter and e-mail it to him if she wishes or send one with Mr. Blaine. Mrs. Corrow then asked Mr. Blaine if he remembered when they made the motion to make Mr. Briggs an alternate and Mr. Holderman a full time member and if that had ever got to the Town Board or not. Chad Recore submitted his letter of resignation. Mr. Recore's letter stated that he did not like the political aspect of it from the beginning and has started to dislike it more and more as it progressed. Mrs. Corrow asked if it was possible that we could write a letter to Mr. Recore thanking him for his services on the Planning Board. Mr. Murnane asked about advertising for Planning Board members. Mrs. Corrow asked about placing it on the Board in front of the Gazebo and what steps would need to be made to get that done. Mrs. Corrow also asked if we could make a request to have that done. Mrs. Corrow also asked if we could not only send a letter to Mr. Recore from the Planning Board and Mr. Blaine, but also request one from the Town Board as well and also add that to the notification to the Town that Mr. Recore has resigned.

CEO REPORT:

Mr. Blaine stated that there were 8 building permits issued since the middle of February including a Sugar House for Mr. Covell. He also stated that he recently had 3 calls regarding permits to build new homes, two of which are in the Buttonwood Subdivision and one on River Rd. Mr. Blaine believes that building activity should be up this year with the opening of the next phase of the Buttonwood Subdivision. Mr. Blaine also said that he saw that some Certificate of Occupancies had been issued, including a temporary to Pasquales Pizza. Frosty Springs also received a C of O. Mr. Covell's Sugarhouse also received one as well as Craig Recore's fitness center.

ADJOURNMENT:

Motion made by Peter Trout. Second by Dale Holderman.

All so moved.

Date filed with Town Clerk _____