

Betty Corrow, Chair of the Town of Peru Planning Board, called the meeting of Wednesday, May 14, 2008 at 7:07pm, to order.

ROLL CALL:

BETTY CORROW, CHAIR	: PRESENT
DOUGLAS CHASE	: PRESENT
DALE HOLDERMAN	: ABSENT
MARK ROBINSON	: PRESENT
PETER TROUT	: PRESENT AT 7:24
RICHARD WILLIAMS	: PRESENT
EDWARD BRIGGS (ALT)	: ABSENT
ATTY. THOMAS MURNANE	: PRESENT
CEO: PAUL BLAINE	: PRESENT

APPROVAL OF FEBRUARY AND APRIL MINUTES:

MOTION: Mrs. Corrow made the motion to table February's minutes. Second by Mr. Williams.

ROLL CALL: Mr. Chase – yes, Mr. Robinson – yes, Mr. Williams – yes, Mrs. Corrow – yes.

MOTION CARRIED.

Regarding the April minutes, Mr. Williams stated that he could not have seconded the adjournment for the April meeting because he was not present. Mrs. Corrow stated that it was Mr. Holderman that seconded.

MOTION: Mr. Robinson made a motion to approve April's minutes with the change. Second by Mrs. Corrow.

ROLL CALL: Mr. Chase – yes, Mr. Robinson – yes, Mr. Williams – Abstained, Mrs. Corrow – yes.

MOTION CARRIED.

**PLANNING BOARD MEETING
WEDNESDAY, May 14, 2008**

Mrs. Corrow stated before the Public Hearing, to the applicants, that there was not a full board present but they did have enough members for a quorum and if they would like to have their application tabled until the following month, they could do so. All applicants wished to continue.

PUBLIC HEARING:

**1. SUBDIVISION BLUE SPRUCE SUBDIVISION PHASE III
& SEQR: Preliminary Approval for a Major Subdivision**

Mr. Blaine stated that he spoke with Mr. Gibbs who provided a response to the Planning Board. Mr. Blaine also stated that he talked to the Highway Superintendent who said that he had no comments to provide to the board and that he is okay with the previous comments provided. Mr. Blaine stated that he did get to review the plans and there was one item that the engineer may not have addressed that may be helpful. He stated that there was a culvert request by the Highway Superintendent at the intersection of the access road to provide for water flow to not go down to Arnold Rd. Mr. Blaine stated that there have been a number of different plans and that they should make sure the final plan shows everything that was approved. Mrs. Corrow asked if the revisions that had been made to the lots were made due to the frontage of each parcel starting from the center of the road. Mr. Labombard stated that the changes were due to changing the westerly "hammerhead" Mr. Murnane stated that they asked Mr. Menard and his previous engineer, when phase one and two had been developed and when phase three had been brought to the board, that they go back and fix the problem with the lot sizes so that they would meet the zoning regulations. Mr. Murnane stated that he has done some research on it and that he spoke with Mr. Menard who brought in copies of building permits and Certificates of Occupancies for all of the lots on Arnold Rd. and most of the residents don't want to be given anymore property. Mr. Murnane stated that it would be a lot more difficult then just changing the deed. Mr. Murnane said that he did research and that the town would be in a difficult position to pursue changing the lots. Mr. Murnane stated that he is not saying that it cannot be done but he would recommend that the Board consider phase three as proposed and leave phases one and two alone because he does not see where they would be able to successfully change the lots.

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

ROLL CALL: Mr. Chase – yes, Mr. Robinson – yes, Mr. Williams – yes, Mrs. Corrow – yes.

MOTION CARRIED.

MOTION: Mr. Williams moved to declare this a negative declaration. Second by Mr. Chase.

ROLL CALL: Mr. Chase – yes, Mr. Robinson – yes, Mr. Williams – yes, Mrs. Corrow – yes.

MOTION CARRIED.

MOTION: Mrs. Corrow made a motion for preliminary approval with the conditions that the plans reflect a culvert placed at the intersection of the new and access roads and grading of the access road ditching to provide flow of water toward the new road. Second by Mr. Chase.

ROLL CALL: Mr. Chase – yes, Mr. Robinson – yes, Mr. Williams – yes, Mrs. Corrow – yes.

MOTION CARRIED.

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**2. SUBDIVISION: KENNETH MOTT
 2-Lot Merge**

Mr. Blaine stated that Mr. Mott was not able to make it to the meeting and asked Mr. Blaine to speak on his behalf. Mr. Blaine stated that Mr. Mott is moving into the area and has purchased two properties. Mr. Mott would like to place some structures on the properties; however, they would not be able to be placed on the property without merging the two lots. Mr. Blaine stated that Mr. Mott would like to merge them for tax purposes as well. Mr. Blaine stated that on the larger parcel there is a home and on the smaller parcel, there is actually a garage that had been issued a permit as an accessory structure without a primary structure present. Mr. Blaine stated that the first lot has 132' of frontage, which does not meet the requirements, and the second lot has 150' of frontage so it is conforming. Mr. Blaine stated that they are 2.2-2.3 acres so combined they will be over 4 acres with a total of 280' of frontage which meets the zoning requirements.

MOTION: Mr. Trout made a motion to approve the 2-lot merge. Second by Mr. Chase.

ROLL CALL: Mr. Chase – yes, Mr. Robinson – yes, Mr. Williams – yes, Mrs. Corrow – yes.

MOTION CARRIED.

**3. SITE PLAN NYS ELECTRIC AND GAS
 REVIEW: Site Plan Review for Relocation of Antennas.**

Eric Whiteman was present on behalf of NYSEG. Mr. Trout stated that as he understood it, NYSEG was looking to remove a dish and antenna from a large tower of 160' on Terry Mountain to a smaller one next to it that already exists. Mr. Trout stated that they are looking to connect with a high band system, which will allow NYSEG to communicate statewide in emergencies to locate their nearest trucks. Mr. Whiteman stated that they have a large project going on statewide and that there are 52 power sites and they are going from low band systems to high band systems which will enable them to talk to people in Lancaster, Binghamton, etc. and it is for emergency purposes. Switching from a low band system to a high band system will make for quicker responses from NYSEG members in case of emergencies. Mr. Whiteman stated that they are not going to be putting up any other buildings because they will be able to use what already exists. All NYSEG will be doing is taking their two antennas and dish off of the large tower and placing them on the smaller tower.

MOTION: Mr. Williams made the motion to approve the application. Second by Mr. Trout.

ROLL CALL: Mr. Chase – yes, Mr. Robinson – yes, Mr. Williams – yes, Mrs. Corrow – yes.

MOTION CARRIED.

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ANY FURTHER BUSINESS:

Mr. Blaine stated that a letter was sent to Chad Recore thanking him for his service on the Planning Board and that he thanked us for that letter. Mr. Blaine stated that now that Mr. Recore has resigned, there is a current opening for the Vice Chair position. Mrs. Corrow asked if anybody was interested in the position. Mr. Trout nominated Richard Williams to be the Vice Chair and Mr. Williams accepted. Mr. Blaine stated that Mr. Briggs had requested to be an alternate to the board and Mr. Holderman to be a full time member, which was approved by the Town Board. Mr. Blaine stated that he had received a few letters of interest from the Supervisors office for both the Planning Board and the Zoning Board open seats. Mr. Blaine stated that we are going to advertise it more however and that he also believes it would be easier to interview the applicants together with Mrs. Corrow, Planning Board Chair and Mr. Russell, Zoning Board Chair, to decide which Board the applicants are best qualified for. Mr. Robinson asked why there was a For Sale sign up for lots in the proposed Herman Trombley Subdivision, when the lot has not received final approval for subdividing. Mr. Murnane and Mr. Blaine stated that the sign should not be there. Mr. Murnane stated that it needs to be taken down. Mrs. Corrow asked if the Town would pay for the classes that are being offered in Queensbury. Mr. Blaine stated that he would check into and find out all the information that he could.

CEO REPORT:

Mr. Blaine stated that for April we had 7 homes being built compared to last year when we only had 2. Since April there have been 4 more permits for homes issued. Mr. Blaine stated that since the beginning of the year there has been approximately 44 total permits issued.

ADJOURNMENT:

Motion mad by Mrs. Corrow. Second by Mr. Trout.

All so moved.

Date filed with Town Clerk _____