

Richard Williams, Chair of the Town of Peru Planning Board, called the meeting of Wednesday, June 9, 2010 at 7:00pm, to order.

**ROLL CALL:**

RICHARD WILLIAMS, CHAIR	: PRESENT
DALE HOLDERMAN, VICE CHAIR	: PRESENT
BETTY CORROW	: ABSENT
ADELE DOUGLAS	: EXCUSED
JOHN KANOZA	: PRESENT
MARK ROBINSON	: PRESENT
BENJAMIN WRIGHT	: ABSENT
ERIC BLAISE (ALT)	: ABSENT
PETER TROUT (ALT)	: ABSENT
ATTY. THOMAS MURNANE	: PRESENT
CEO: PAUL BLAINE	: PRESENT

**APPROVAL OF APRIL & MAY MINUTES:**

The Board postponed voting due to there was not enough members present from the April meeting as well as the May meeting.

**PUBLIC HEARING:**

Mr. Williams stated to the audience that this is a seven member board and we need four positive votes to pass any type of action this evening, and because there is not a full board, if an applicant would like to table their application they may do so. No applicant opted to table their application.

- 1. SITE PLAN REVIEW: LEEWARD BABBIE**  
3 Lot Minor Subdivision on Calkins Rd.

Ms. Douglas who was assigned had an excused absence thus Mr. Blaine took the floor to explain the proposed subdivision and went through the slide presentation. He stated that once the subdivision is complete all three lots are conforming. Mr. Babbie concurred with Mr. Blaine and further stated the reason for the subdivision of his Parcel #291.-1-20.121 is to simply add extra land to the adjacent properties. It was noted that Mr. Babbie had in fact presented letters of approval for our files from Mr. and Mrs. Weeks who own Parcel #291.-1-20.122 and Mr. and Mrs. Rivers who own Parcel #279.-2-26.

**PLANNING BOARD MEETING  
WEDNESDAY, JUNE 9, 2010**

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

**ROLL CALL:** Mr. Holderman – yes, Mr. Kanoza – yes, Mr. Robinson – yes, Mr. Williams – yes.  
**MOTION CARRIED.**

Mr. Murnane went over the SEQR; the Planning Board concurred there are no negative impacts.

**MOTION:** Mr. Holderman moved to declare this a negative declaration. Second by Mr. Kanoza.

**ROLL CALL:** Mr. Holderman – yes, Mr. Kanoza – yes, Mr. Robinson – yes, Mr. Williams – yes.  
**MOTION CARRIED.**

**MOTION:** Mr. Williams made a motion to approve the application with the condition that the proposed Lot 1 on the Tax Map slide be merged with Parcel #291.-1-20.122 (Weeks property) and Lot 2 be merged with Parcel #279.-2-26 (Rivers property). Second by Mr. Robinson.

**ROLL CALL:** Mr. Holderman – yes, Mr. Kanoza – yes, Mr. Robinson – yes, Mr. Williams – yes.  
**MOTION CARRIED.**

**2. SITE PLAN REVIEW      LEON BLAIR**  
Sign for home occupation @3515 Rt 22

Mr. Blair requested his application be tabled and rescheduled to be heard at the July Planning Board Meeting.

**MOTION:** Mr. Williams made a motion to table the application. Second by Mr. Holderman.

**ROLL CALL:** Mr. Holderman – yes, Mr. Kanoza – yes, Mr. Robinson – yes, Mr. Williams – yes.  
**MOTION CARRIED.**

**3. SITE PLAN REVIEW:      ELMORE SPCA**  
Addition and renovations at 556 Telegraph Rd.

Mr. Blaine explained Elmore SPCA was granted an Expansion of Non-Conforming Use at the May 19<sup>th</sup>, 2010 Zoning Board of Appeals meeting. He went over the proposed project and went through the slide presentation. Carol Salari-Rusco and George Rosenvold were present to answer any questions. Ms. Salari-Rusco stated they have been busy visiting other shelters to observe and view operations. She stated this addition is to create more dog runs as well as expand the reception area. Ms. Salari-Rusco stated they probably would never have 30 dogs at one time but with this addition the facility would have a 30 dog capacity. Mr. Kanoza inquired about the plumbing, sewer, water, and drainage. It was mentioned that those issues will get addressed in the Building Permit process but both Mrs. Salari-Rusco and Mr. Rosenvold were aware that they needed to get in touch with the Clinton County Health Department, specifically with Mr. Kanoza. The erecting of a fence was discussed and it was established that the fence will be approximately 30 feet from the new addition. It was also established it will be a chain link fence. Both Mrs. Salari-Rusco and Mr. Rosenvold were very open and respectful to all that was being discussed and answered all questions proposed to them by the Board in detail.





**PLANNING BOARD MEETING  
WEDNESDAY, JUNE 9, 2010**

Donna Quero, Planning and Zoning Board Secretary, addressed the Board, asking if they would like the Minutes written noting just the motions, approvals and conditions, or if they would prefer having them written with more detail. The Board stated they prefer more detail rather than less detail. It was acknowledged that Minutes need not be verbatim. It was also acknowledged changes can be made to Meeting Minutes that have been recorded with the Town Clerk any time before the Board approves them. It was mentioned that technically the minutes should not be filed with the Town Clerk prior to being approved. Mr. Blaine affirmed that our regulations state, not considering the need of approval from the Board, that we need to have them filed with the Town Clerk within 5 days after the meeting.

**CEO REPORT:**

Mr. Blaine went over the Building Monthly Report. Stated there is one site built house under way but clearly people are still leaning toward manufactured homes. Stated there were permits issued for decks, pools, and fencing which is fitting this time of year. When asked where we stand in comparison to activity at this time last year, Mr. Blaine stated there is actually more activity this year than last.

**ADJOURNMENT:**

Mr. Williams moved for adjournment.  
All so moved.

Date filed with Town Clerk: 6/24/10 ~ dq  
Approved: July 14<sup>th</sup>, 2010