

Betty Corrow, Chair of the Town of Peru Planning Board, called the meeting of Wednesday, August 13, 2008 at 7:05 pm, to order.

ROLL CALL:

BETTY CORROW, CHAIR	: PRESENT
RICHARD WILLIAMS, VICE CHAIR	: PRESENT
DOUGLAS CHASE	: EXCUSED
DALE HOLDERMAN	: PRESENT
MARK ROBINSON	: PRESENT
PETER TROUT	: PRESENT
BENJAMIN WRIGHT	: PRESENT
ATTY. THOMAS MURNANE	: PRESENT
CEO: PAUL BLAINE	: PRESENT

APPROVAL OF JULY MINUTES:

MOTION: Mr. Trout made the motion to approve July's minutes. Second by Mr. Williams.

ROLL CALL: Mr. Holderman- yes, Mr. Williams – yes, Mr. Trout- yes, Mr. Robinson –yes, Mr. Wright –yes, Mrs. Corrow – yes.

MOTION CARRIED.

PUBLIC HEARING:

- SUBDIVISION & SEQR:** WILLIAM TYLER
Major 3-Lot Subdivision on Peasleeville Rd.

Mr. Blaine stated the application had been submitted late last year so the Board has been given a new map and a new SEQR to show the changes that have been done. Mr. Blaine stated that the lot sizes have been changed slightly but they are conforming. Mr. Blaine also stated that he believes the lot is under APA jurisdiction and the application has been sent to the APA for approval but we have not received their approval yet. Mr. Trout stated that they were having a problem as to where the property lines were located the previous time the application was before the Board. Mr. Tyler stated that they have talked to the neighbors and they approve as to where the current surveyor placed the lines. Mr. Robinson asked what would happen if the map was not correct. Mr. Murnane stated that usually both parties can resolve the problem on their own, however, sometimes it does become a legal matter.

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

ROLL CALL: Mr. Holderman- yes, Mr. Williams – yes, Mr. Trout- yes, Mr. Robinson –yes, Mr. Wright –yes, Mrs. Corrow – yes.

MOTION CARRIED

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

ROLL CALL: Mr. Holderman- yes, Mr. Williams – yes, Mr. Trout- yes, Mr. Robinson –yes, Mr. Wright –yes, Mrs. Corrow – yes.

MOTION CARRIED

MOTION: Mr. Holderman made a motion for approval with the condition of APA approval being submitted. Second by Mr. Wright.

ROLL CALL: Mr. Holderman- yes, Mr. Williams – yes, Mr. Trout- yes, Mr. Robinson –yes, Mr. Wright –yes, Mrs. Corrow – yes.

MOTION CARRIED.

2. SITE PLAN REVIEW: KATHERINE SANTOR
Site Plan Review for a Beauty Salon at 2968 Main St.

Mr. Blaine stated that he had a problem as to the traffic flow and whether or not there would be enough room for parking spaces 11 and 12 due to the curb located in front of the building. Mr. Bertrand stated that it is his intention to take the curb out so that it will not be a problem. Mr. Murnane stated that to do that he should go to the DOT and see if that is possible. Mrs. Corrow stated that she had talked to Mrs. Santor earlier that day and Mrs. Santor stated that she had found parking for herself. Mrs. Santor stated that Ms. Garrow, the owner of Becky's Diner is allowing her to use her parking area. Mr. Trout asked about the amount of paved area behind the building because to his knowledge, it looks like there is less than 50ft for parking. Mr. Bertrand stated that the 50ft is just to his lot lines, not the amount of paved area but he believes there is enough paving for parking. Mr. Bertrand asked the Board as to why he has to go in front of the Board now even though it is a commercial building and it has been commercial for years. Mr. Murnane stated that the Zoning Ordinance has changed over the years and Site Plan Review is necessary for any new commercial use that comes into the building. Mr. Holderman stated that he had a problem with the parking spaces being reverse to the way the traffic flow is. Mr. Trout stated that there were some questions about where part of the property line was and that they were using that for parking. Mr. Bertrand stated that he believed it was the town's piece of property that they used to enter Heyworth village in case of a fire. Mr. Murnane stated that if Mr. Bertrand does not own that property then he should find out who the owner is and get a minimum of a written letter stating that he can use it for parking. Mr. Murnane stated that he needed a letter from Ms. Garrow stating that Mrs. Santor has permission to use her parking lot for parking. Mrs. Santor stated that she had the letter and she then gave it to the Board. Mrs. Corrow asked to get the parking information in and a new site plan to Mr. Blaine as soon as possible and their application would be tabled for the September meeting.

MOTION: Mr. Robinson made a motion to table the application until the September meeting. Second by Mr. Williams.

ROLL CALL: Mr. Holderman- yes, Mr. Williams – yes, Mr. Trout- yes, Mr. Robinson –yes, Mr. Wright –yes, Mrs. Corrow – yes.

MOTION CARRIED

**PLANNING BOARD MEETING
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3. SUBDIVISION:

KLC DEVELOPMENT, LLC
Sketch Plan Review for a Major Subdivision on Arnold Rd.

Mr. Blaine stated that the proposed subdivision consists of 3 different phases off of Arnold Road. Mr. Murnane asked if the lots meet the zoning requirements and if there are any wetlands on the property. Mr. Blaine stated that all of the lots did meet zoning for area and frontage and there are no wetlands. Mr. Murnane asked Chris if he had done any preliminary water control or drainage studies in the area. Chris stated that due to the cost of the project, they wanted to be sure the Sketch Plan would be approved before continuing. Mr. Holderman asked if the health department had a law that said subdivisions had to have more than one entrance and exit for emergency services. Mr. Murnane stated that he did not believe there was anything mandating how many entrances and exits there had to be but with past subdivision applications, when possible, they liked to see other entrances and exits made. Mr. Murnane asked Chris if he was just developing the lots or if he was going to build on them. Chris stated the he planned on placing site built homes between 1500 and 2000sq. ft. on the lots.

MOTION: Mr. Holderman made the motion to approve phase one of the application.

Second by Mr. Williams.

ROLL CALL: Mr. Holderman- yes, Mr. Williams – yes, Mr. Trout- yes, Mr. Robinson –yes, Mr. Wright –yes, Mrs. Corrow – yes.

MOTION CARRIED

4. SUBDIVISION

LTS HOMES INC.
2-Lot Subdivision on Lapham Mills. Rd.

SEQR:

Mr. Williams stated that Mr. Wintercorn has a large parcel on Lapham Mills Rd. along with a smaller piece of the parcel that is not attached to it but still considered to be part of it. Mr. Wintercorn stated that he did not know he owned the smaller section until recently. Mr. Wintercorn stated that he has no use far the piece of property, therefore he would like to subdivide it from his parcel so that Mr. Rock can merge it with his parcel.

MOTION: Mr. Trout 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. Williams – yes, Mr. Trout- yes, Mr. Robinson –yes, Mr. Wright –yes, Mrs. Corrow – yes.

MOTION CARRIED

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

ROLL CALL: Mr. Holderman- yes, Mr. Williams – yes, Mr. Trout- yes, Mr. Robinson –yes, Mr. Wright –yes, Mrs. Corrow – yes.

MOTION CARRIED

MOTION: Mr. Trout made a motion for final approval with the condition that it be merged with Michael Rocks parcel to make it a conforming lot. Second by Mr. Williams.

ROLL CALL: Mr. Holderman- yes, Mr. Williams – yes, Mr. Trout- yes, Mr. Robinson –yes, Mr. Wright –yes, Mrs. Corrow – yes.

MOTION CARRIED

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5. MERGE:

MICHAEL ROCK
2-Lot Merge on Lapham Mills Rd

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

ROLL CALL: Mr. Holderman- yes, Mr. Williams – yes, Mr. Trout- yes, Mr. Robinson –yes,
Mr. Wright –yes, Mrs. Corrow – yes.

MOTION CARRIED

ANY FURTHER BUSINESS:

Mr. Blaine stated that he did receive a letter of resignation from Edward Briggs and that there is a letter for Mrs. Corrow to sign if she would like, to send it to Mr. Briggs thanking him for his service to the Board.

CEO REPORT:

Mr. Blaine stated that the total number of permits are almost exactly as last year but the permits for site built homes have almost doubled.

ADJOURNMENT:

Motion made by Mrs. Corrow. Second by Mr. Holderman.

All so moved.

Date filed with Town Clerk _____