

Betty Corrow, Chair of the Town of Peru Planning Board, called the meeting of Wednesday, August 12, 2009 at 7:02 pm, to order.

ROLL CALL:

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

APPROVAL OF JULY MINUTES:

Mr. Trout stated that for some of the applications he was placed in the roll call and he was not here. Mrs. Corrow stated that her name was also placed in the roll call for some and she was also not present.

MOTION: Mr. Holderman made a motion to approve the July minutes with the changes. Second by Mr. Williams.

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

MOTION CARRIED

PUBLIC HEARING:

**1. SUBDIVISION
& SEQR:**

LTS HOMES Inc.
2-Lot Subdivision on Korn Dr.

Andrew Winterkorn was present on behalf of LTS Homes Inc. Mr. Blaine stated that the parcel that the applicant is looking to subdivide is part of a major subdivision. Mr. Blaine stated that there are wetlands on the property however, that will not be on the parcel that the applicant is looking to subdivide. Mr. Blaine stated that when the Planning Board had previously subdivided the parcel there was some concern about the lot which he believed was due to drainage. Mr. Blaine stated that he did speak with the Highway Superintendent who said that he will be regrading the ditch sometime this year. Mr. Blaine stated that the parcel does meet zoning requirements.

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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. Williams – yes, Mr. Trout – yes, Mr. Robinson - 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, Mrs. Corrow - yes.

MOTION CARRIED

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

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

MOTION CARRIED

**2. SUBDIVISION/
MERGE & SEQ:**

**ALLEN TURNER
2-Lot Subdivision at 48 Washington St.**

Mr. Blaine stated that this application is similar to the previous application and all Mr. Turner would like to do is change the configuration of two lots. Mr. Blaine stated that there is an existing residence on each parcel. Mr. Blaine stated that there is a map that has been submitted by the engineer that shows where the existing flood plain is. Mrs. Corrow asked if there was anything in the prior subdivision that stipulated whether or not the parcel could be further subdivided. Mr. Blaine stated that there were no stipulations and the reason the parcel was not subdivided further was because it seemed more logical to keep the flood plain area all with one parcel. Mr. Robinson asked what the plans for the parcel were going to be in the future. Mr. Turner said about the only thing that could be done and that he may do in the future is place a garage in the east corner of the property. Mr. Turner stated that the main issue is, the people who are buying the house that is currently on the large parcel, did not want all the land due to tax purposes. Mr. Trout asked if the wetlands were where Mr. Turner planned on placing the garage in the future. Mr. Blaine stated that there is a flood plain area on the property but there are no wetlands on the property.

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

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

MOTION CARRIED

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

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

MOTION CARRIED

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

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

MOTION CARRIED

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3. SITE PLAN REVIEW:

LINDA COVEL
Site Plan Review for Frosty Springs Bottling Co. at
842 Mannix Rd.

Mrs. Corrow stated that she did speak with Mr. Sweenor the previous night and told him the information needed for Site Plan Review and currently at this time, she feels that there is not enough information to move forward and suggested tabling the application until the September meeting. Mr. Sweenor stated that he would like the opportunity to present information to the board on behalf of his client. Mr. Sweenor stated that he feels the board members did not get to review the same information that Mrs. Corrow has been given and feels the board should be able to view the same presentation that he and Mrs. Covell have prepared. Mrs. Corrow asked Mr. Sweenor if he had a Site Plan available for the board. Mr. Sweenor stated that he does have a Site Plan and it is on file with the building permit that had been previously submitted and being there is no new construction, he and Mrs. Covell are proposing that the plan submitted with the building permit application be used for the Site Plan. Mr. Blaine stated that a Plot Plan had been issued for the project not a Site Plan which are not the same. Mrs. Corrow went over the map given in the building permit that Mr. Sweenor requested to be used for Site Plan Review. The Board agreed that there was not enough information available for the application to move forward. A copy of the Site Plan Review Checklist with the items needed were highlighted and given to Mr. Sweenor and it was decided to table the application until the September meeting. The items needed for Mrs. Covell's Site Plan Review to be complete are; perimeter boundaries of the parcel – distances must be in linear feet, size and location of all buildings on site, setbacks of all structures, all parking spaces or areas must be shown (parking space = 9' x 18'), indicate every delivery entrance, show driveways; indicate length and width, show scale of drawing, and indicate traffic control measures intended for the site.

MOTION: Mrs. Corrow made a motion to table the application. Second by Mr. Trout.

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

MOTION CARRIED

4. SITE PLAN REVIEW:

HAROLD WAY
Site Plan Review for Proposed Renovations at 136
Rod and Gun Club Rd.

Mr. Way stated that the current buildings that are there are old and he would like to demolish them and replace them with one large building. Mr. Blaine stated that the building will be an improvement to the site.

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

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

MOTION CARRIED

ANY FURTHER BUSINESS:

Mr. Holderman stated that prior to any trees being cut; he would like to see an application come before the Planning Board. Mrs. Corrow stated that interviews were held for the two open alternate positions and there were three good candidates and when the two are chosen the board will be informed.

CEO REPORT:

Mr. Blaine stated that building activity is down from the previous year but almost the same as 2007.

ADJOURNMENT:

Motion made by Mrs. Corrow.

All so moved.

Date filed with Town Clerk _____