

Betty Corrow, Chair of the Town of Peru Planning Board, called the meeting of Wednesday, October 8, 2008 at 7:06 pm, to order.

ROLL CALL:

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

APPROVAL OF AUGUST MINUTES:

Mrs. Corrow stated that they did not have enough members present from the August meeting for a quorum to approve the August minutes.

MOTION: Mr. Wright made the motion to table the August minutes. Second by Mr. Trout.

ROLL CALL: Mr. Trout- yes, Mr. Blaise –yes, Mr. Wright –yes, Mrs. Corrow – yes.

MOTION CARRIED.

PUBLIC HEARING:

- 1. SITE PLAN REVIEW: OMNIPOINT COMMUNICATIONS**
Site Plan Review for a Telecommunication Facility on Peasleeville Rd.

Jeff Davis an attorney of Hiscock and Barcklay was present on behalf of Omnipoint Communications. Mr. Davis stated that Omnipoint proposes to place an antenna at 158' on an existing tower that stands 161'. Mr. Davis stated that there is an existing fence and that Omnipoint's equipment would be placed within that fence. Mr. Davis stated that there would be a concrete pad poured in the fenced area and 3 equipment cabinets along with a back-up generator. Mr. Davis stated that the APA did review the application and they have given approval. Mr. Davis stated that there are two towers and the antennas are going to be placed on the smaller tower.

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

ROLL CALL: Mr. Trout- yes, Mr. Blaise –yes, Mr. Wright –yes, Mrs. Corrow – yes.

MOTION CARRIED.

2. SITE PLAN REVIEW:

ROB TIMMONS

Site Plan Review for an Auto Restoration Shop at 477 Telegraph Rd.

Mr. Trout stated that he talked to Mr. Timmons who is looking to have a Home Occupation in his garage. Mr. Trout stated that Mr. Timmons does not plan to have a sign but plans to advertise primarily by Internet and word of mouth. Mr. Trout stated that the building is pre-existing and is not close to any neighbors. Mr. Trout stated that there is not going to be any excess garbage disposal. Mr. Trout stated that there would be a green “certified repair shop” sign on the garage that is required by state. Mr. Murnane asked Mr. Timmons how many cars he would have on his lot at a time for restoration purposes. Mr. Timmons stated that he would only have a couple on his lot at a time. Mr. Murnane asked if there would be any painting and how much bodywork would be done. Mr. Timmons stated that he would be doing the cutting and welding. The painting would be done at a different shop by a professional. Mr. Blaise asked Mr. Timmons if there was going to be a sign by the Rd. Mr. Timmons stated that he did not plan on having a sign by the road.

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

ROLL CALL: Mr. Trout- yes, Mr. Blaise –yes, Mr. Wright –yes, Mrs. Corrow – yes.

MOTION CARRIED.

**3. SUBDIVISION:
& SEQR:**

ROY BEDARD

2 Lot Subdivision and Merge at Buttonwood Subdivision

Mr. Blaine stated that this parcel was part of a previous subdivision. Mr. Blaine stated that there was a portion of remaining lands that extended to Rt. 22 and Mr. Bedard would like to subdivide the parcel, however it is a non-conforming lot so the Board would have to put a condition on it that it be merged with the other parcel, which is Mr. Bedards intent. Mr. Blaine stated that the parcel is to be deeded to Mr. Leahys. Mr. Murnane stated that he would need a copy of the deed that shows that the parcel is merged with Mr. Leahys existing property.

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

MOTION CARRIED.

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

ROLL CALL: Mr. Trout- yes, Mr. Blaise –yes, Mr. Wright –yes, Mrs. Corrow – yes.

MOTION CARRIED.

MOTION: Mrs. Corrow made a motion for approval with the condition that it be merged with Mr. Leahys property to make the non-conforming lot conforming and a copy of the deed given to Mr. Murnane for approval. Second by Mr. Wright.

ROLL CALL: Mr. Trout- yes, Mr. Blaise –yes, Mr. Wright –yes, Mrs. Corrow – yes.

MOTION CARRIED.

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4. SITE PLAN REVIEW: RICHARD NEPHEW
Site Plan Review for a veterinary Hospital on Bear Swamp Rd.

Mr. Blaine stated that it is a pre-existing building and it does require a Use Variance from the Zoning Board of Appeals and it is on the agenda for the October 15 Zoning Board meeting. Mr. Keith Matott stated that the building used to be Key Auto Sales but has been vacant for about two years. Plattsburgh Veterinary Hospitals approached Mr. Nephew and stated that they would like to expand their operations into Peru. Mr. Matott stated that he did include a definition of a Veterinary Hospital because the Peru Zoning Ordinance does not have a specific definition. Mr. Matott stated that the hospital would not be for boarding or pet lodging, however, some pets will have overnight stays but it would be for medical purposes only. Mr. Murnane stated that it is located in a "transition neighborhood" and most of the areas around Mr. Nephews parcel are commercial. Mrs. Corrow asked if the overhead doors would be changed. Mr. Matott stated that the overhead doors would be taken away and the garages would be made into the clinic area. Mr. Matott stated that the only change on the outside would be the overhead doors. Mr. Wright asked if there were any changes going to be made for the parking. Mr. Matott stated that there are no plans for changing the parking lot at this time. Mr. Matott stated that the sign would look similar to the sign on Rt. 3 and it will fit in the existing posts. Mr. Matott stated that the sign would be about 8'x3'. Mr. Matott stated that the operation hours are normal working hours. Mr. Trout asked if an animal is left over night if there will be someone on night shift staying with the animal. Mr. Matott stated that there would not be anyone present, however if there is a problem with an animal, someone will be on call for emergencies. Mr. Sullivan asked if there would be a dog walking area for the pets. Mr. Matott stated that there would be a designated area for walking the animals to go to the bathroom then they would be brought back in. Mrs. Corrow asked if there would be a fenced in area for the animals to go out in. Mr. Matott stated that is not part of the plan and that the animals will be on leash or in a cage at all times. Mr. Blaine stated that the Site Plan Review is also for the sign. Mr. Murnane asked the sign was going to look like the sign on Rt. 3. Mr. Matott stated that it would be very similar to the sign in Plattsburgh except the size will be a little different. Mrs. Corrow asked if the lighting is pre-existing. Mr. Matott stated that the lighting is pre-existing and it is down cast so that the lights will not go in the road at traffic or off of the property lines. Mr. Trout asked how many vehicles there would be. Mr. Matott stated that there would be about 100 vehicles a week.

MOTION: Mr. Trout made a motion to approve the application with the condition of the Zoning Board approval. Second by Mrs. Corrow.

ROLL CALL: Mr. Trout- yes, Mr. Blaise –yes, Mr. Wright –yes, Mrs. Corrow – yes.

MOTION CARRIED.

5. SUBDIVISION MICHAEL SULLIVAN
& SEQR: 2-Lot Subdivision on Bear Swamp Rd.

Mr. Blaine stated that it is a 2-Lot subdivision and the property that Mr. Sullivan wishes to purchase has extensive wetlands. Mr. Wright asked Mr. Sullivan what he plans on doing with the parcel after he purchases it. Mr. Sullivan stated that he would like to use the land as a duck farm. Mr. Blaise asked if he ever planned on Building a house on the property. Mr. Sullivan stated that he did not plan on building a house on the property because you wouldn't even be able to place a septic tank on the property. Mr. Wright asked if he had any plans to place a barn or a shed on the property. Mr. Sullivan stated that he would at least have a minimum of duck pens on the property to put the ducks in. Mr. Sullivan stated that he would probably have to get a fence too. MR. Wright asked him how many ducks there would be on the property, whether it be hundreds or thousands. Mr. Sullivan stated that he would have about 25 per acre on a 17-acre lot. Mr. Wright asked Mr. Sullivan if he

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has talked to any of the other neighbors about having a duck farm. Mr. Sullivan stated that he talked to a couple people about it. Mr. Blaise asked if he was going to sell them. Mr. Sullivan said that he would sell them or use them for food. Mr. Trout asked how he was going to keep them from flying away. Mr. Sullivan stated that he was going to get a herding dog and that he would also keep their wings clipped. Mr. Wright asked what the fence height was going to be. Mr. Sullivan stated that he would probably have about a 4ft. electric fence. Mr. Wright asked if he had any plans on getting a larger animal to place with the ducks for protection. Mr. Sullivan stated that he would possibly get a donkey to place with the ducks. Mr. Murnane asked how he was going to build a barn with all of the wetlands. Mr. Wright asked how big the dry part of the land was. Mr. Sullivan stated that there is about an acre of dry land. Mr. Wright asked what he is going to do to stop the population of ducks from growing so large. Mr. Sullivan stated that when the ducks start to lay their eggs, he would go out and collect them and sell the eggs. Mr. Blaine stated that in the Zoning Ordinance the definition for an agricultural use states that any buildings have to be 100ft from the lot line, which will help to regulate the area that is being used. Mr. Trout asked where he was going to place a barn. Mr. Sullivan stated that he would probably place it on the right hand side of the lot on poles above the water.

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

ROLL CALL: Mr. Trout- yes, Mr. Blaise –yes, Mr. Wright –yes, Mrs. Corrow – yes.

MOTION CARRIED.

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

ROLL CALL: Mr. Trout- yes, Mr. Blaise –yes, Mr. Wright –yes, Mrs. Corrow – yes.

MOTION CARRIED.

MOTION: Mrs. Trout made a motion for approval. Second by Mr. Blaise.

ROLL CALL: Mr. Trout- yes, Mr. Blaise –yes, Mr. Wright –yes, Mrs. Corrow – yes.

MOTION CARRIED.

**6. SUBDIVISION
& SEQR:**

CHRISTOPHER GUYNUP
2-Lot Subdivision and Merge on Mud Pond Rd.

Mr. Wright stated that the parcel Mr. Guynup is looking to subdivide is a 32.5 acre parcel. Mr. Wright stated that Mr. Guynup is going to subdivide 9.6 acres and merge it with the neighboring parcel, which consists of 8.9 acres. Mr. Guynup stated that he spoke with Mr. Bartlett who would like to extend his eastern boundary. Mr. Murnane stated that if the Board does approve the application, it would have to have the condition on it that Mr. Guynup merges the parcel with Mr. Bartlett's property and Mr. Murnane get a copy of the deed that states the parcel has been merged with Mr. Bartlett's parcel. Mr. Guynup stated that he also submitted that APA application and within 3weeks he will have that information and have Mr. Favro submit it with the deed.

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

ROLL CALL: Mr. Trout- yes, Mr. Blaise –yes, Mr. Wright –yes, Mrs. Corrow – yes.

MOTION CARRIED.

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

ROLL CALL: Mr. Trout- yes, Mr. Blaise –yes, Mr. Wright –yes, Mrs. Corrow – yes.

MOTION CARRIED.

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MOTION: Mr. Blaise made a motion for approval with the condition that it be merged with Mr. Bartlett's property to make the non-conforming lot conforming and a copy of the deed given to Mr. Murnane and pending APA approval. Second by Mr. Wright.

ROLL CALL: Mr. Trout- yes, Mr. Blaise –yes, Mr. Wright –yes, Mrs. Corrow – yes.

MOTION CARRIED.

ANY FURTHER BUSINESS:

Mr. Blaine asked if there were any specific times the Board would like somebody to come in and do some training. The Board decided to have something set up on another Wednesday at 7:00pm. Mr. Blaine asked if there were anything specific the Board would like training on. Mr. Murnane stated just to have regular review on Subdivision Regulations etc. Mrs. Corrow asked if the Board could get together before the next meeting and discuss the Outdoor Wood Boilers. Mr. Blaine stated that we are redoing the website and there will be a picture taken at the next meeting to place on the website. Mrs. Corrow asked if Mr. Blaine if he could go over what the Board members could do when it comes to going on the property. Mr. Blaine stated that the Board member should knock on the door first and ask for permission to inspect the property and if the applicant does deny access, immediately get off of the property. Mr. Murnane stated that the Board members should also try to call the applicant ahead of time as well.

CEO REPORT:

Mr. Blaine stated that the total number of permits for homes is up from last year.

ADJOURNMENT:

Motion made by Mrs. Wright. Second by Mr. Trout.

All so moved.

Date filed with Town Clerk _____