

Richard Williams, Vice Chair of the Town of Peru Planning Board, called the meeting of Wednesday, November 11, 2009 at 7:02 pm, to order.

**ROLL CALL:**

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

**APPROVAL OF OCTOBER MINUTES:**

**MOTION:** Mr. Kanoza made a motion to approve the October minutes. Second by Mr. Wright.

**ROLL CALL:** Mr. Holderman – yes, Mr. Kanoza – yes, Ms. Douglas - yes, Mr. Robinson – yes, Mr. Wright - yes, Mr. Williams - yes.

**MOTION CARRIED.**

**PUBLIC HEARING:**

- 1. SITE PLAN REVIEW:** TAM PHUNG  
Site Plan Review for an Office at 3691 Rt. 22

Mr. Blaine stated that Mr. Phung was contacted and aware that he had to be present at the meeting and neither Mr. Phung nor a representative are present. Mr. Blaine stated that Mr. Phung did contact him and it was decided that the location would only be used as an office space not a residence and office. Mr. Kanoza stated that he had a conversation with Mr. Phung and the health department does not have a problem with having just an office. Mr. Williams asked if the applicant still needed approval for a Special Permitted Use. Mr. Blaine stated that the applicant does have to go before the Zoning Board of Appeals for an Expansion of Non-Conforming Use.

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

**ROLL CALL:** Mr. Holderman – yes, Mr. Kanoza – yes, Ms. Douglas - yes, Mr. Robinson – yes, Mr. Wright - yes, Mr. Williams - yes.

**MOTION CARRIED.**

**2. SUBDIVISION  
& SEQR:**

**RICHARD DISTEFANO**  
Final Approval for a Minor 2-Lot Subdivision on  
Jabez Allen Rd.

Mr. Wright stated that in review of the application and looking at the property, the new lot will be conforming as well as the remaining lands. Mr. Wright stated that the plan is too subdivided off a 1.77 acre parcel from lot one. Mr. Wright stated that there is a SEQR involved. Tina Covey was present to represent Mr. Distefano. Mr. Blaine stated that there are two buildings on the property and he had discussed with Mr. Lashway that they would be accessory structures without a primary structure. Mr. Blaine stated that Mr. Lashway informed Mr. Blaine that they would be removed. Ms. Covey stated that one of the structures is gone; the other has been moved to meet the zoning requirements. Mr. Blaine stated that he believes there were two issues; one was an accessory structure without a primary structure so it would require a variance and he thought Mr. Lashway indicated that the buildings were going to be removed. Mr. Blaine stated that the buildings were used as horse stalls. Ms. Covey stated that those are being removed from the property and Mr. Distefano is going to take them.

**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, Ms. Douglas - yes, Mr. Robinson – yes, Mr. Wright - yes, Mr. Williams - yes.

**MOTION CARRIED.**

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

**ROLL CALL:** Mr. Holderman – yes, Mr. Kanoza – yes, Ms. Douglas - yes, Mr. Robinson – yes, Mr. Wright - yes, Mr. Williams - yes.

**MOTION CARRIED.**

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

**ROLL CALL:** Mr. Holderman – yes, Mr. Kanoza – yes, Ms. Douglas - yes, Mr. Robinson – yes, Mr. Wright - yes, Mr. Williams - yes.

**MOTION CARRIED.**

**3. SUBDIVISION:**

**MARK and DEENA McCullough**  
Merge of lots on Spitfire Drive.

Mr. Kanoza stated that he does not see anything wrong with the merge and that he would rather see a merge than a subdivision. Mr. Kanoza stated that locally there is waste water treatment facilities on Spit Fire Dr. however he does not believe all parties are connected to the treatment facility and he does believe each property on Spitfire Dr. have there own private well. Mr. Kanoza stated that Clinton County Real Property had denied it however he believes that was because it had to be approved by the Planning Board before it received approval from Clinton County Real Property.

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

**ROLL CALL:** Mr. Holderman – yes, Mr. Kanoza – yes, Ms. Douglas - yes, Mr. Robinson – yes, Mr. Wright - yes, Mr. Williams - yes.

**MOTION CARRIED.**

**4. SITE PLAN REVIEW:**

**LINDA COVEL**  
Site Plan Review for an Outdoor Wood Boiler at 842  
Mannix Rd.

Mr. Holderman stated that he believes the application meets all the requirements. Mr. Holderman stated that it is not very noticeable from the road and there are no neighbors that it would bother.

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

**ROLL CALL:** Mr. Holderman – yes, Mr. Kanoza – yes, Ms. Douglas - yes, Mr. Robinson – yes, Mr. Wright - yes, Mr. Williams - yes.

**MOTION CARRIED.**

**5. SUBDIVISION  
& SEQR:**

**FRANK STEFANICK**  
Final Approval for a Minor 2-Lot Subdivision on  
River Rd.

Ms. Douglas stated that Mr. Stefanick would like to subdivide a small section of his property and merge it with his sons parcel. Ms. Douglas asked Mr. Stefanick who owned the property to the left. Mr. Stefanick stated that the property is in the process of being sold but it has not been closed on yet. Mr. Wright asked Mr. Stefanick if any established boundary lines that pertain to the sale will be affected with the subdivision and merge. Mr. Stefanick stated that there is not a problem with the sale and with the subdivision. Mr. Murnane asked how much property Mr. Stefanick owned. Mr. Blaine stated that Mr. Stefanick owned just over 3 acres according to the tax map. Mr. Stefanick stated that due to weather conditions and his surveyor possibly not being able to survey his property, he would like an extension on his approval if needed. Mr. Murnane stated that if he needs an extension later on, to contact Mr. Blaine and submit a letter to the board stating that he will need an extension on his project.

**MOTION:** Mr. Holderman 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. Holderman – yes, Mr. Kanoza – yes, Ms. Douglas - yes, Mr. Robinson – yes, Mr. Wright - yes, Mr. Williams - yes.

**MOTION CARRIED.**

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

**ROLL CALL:** Mr. Holderman – yes, Mr. Kanoza – yes, Ms. Douglas - yes, Mr. Robinson – yes, Mr. Wright - yes, Mr. Williams - yes.

**MOTION CARRIED.**

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**MOTION:** Mr. Williams made a motion to approve the application with the condition that it be merged with parcel 291.-1-15.32 and a deed or map be submitted to the Code Enforcement Office. Second by Ms. Douglas.

**ROLL CALL:** Mr. Holderman – yes, Mr. Kanoza – yes, Ms. Douglas - yes, Mr. Robinson – yes, Mr. Wright - yes, Mr. Williams - yes.

**MOTION CARRIED.**

**6. SITE PLAN REVIEW:**

**GEORGE KNIGHT**  
Site Plan Review for a Multi-Family Dwelling at 2998 Main St.

There was no representative present on behalf of Mr. Knight. Mr. Blaine stated that the application was reviewed by the Clinton County Planning Board who made a motion for approval and also submitted suggestions for the board on parking. Mr. Blaine stated that the Clinton County Planning Board had suggested having parallel parking instead of angled parking. Mr. Blaine stated that he believes Mr. Knight prefers angled parking to the parallel however he did submit a plot plan showing parking both ways so the board could choose what they felt fit better. Mr. Murnane stated that the applicant went before the Zoning Board of Appeals in October and received approval for a Special Permitted Use. Mr. Blaine stated that Mr. Knight also shows a turn around so vehicles will not have to back out of the driveway.

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

**ROLL CALL:** Mr. Holderman – yes, Mr. Kanoza – yes, Ms. Douglas - yes, Mr. Robinson – yes, Mr. Wright - yes, Mr. Williams - yes.

**MOTION CARRIED.**

**7. SUBDIVISION:**

**RALPH CIOCCA**  
Final approval for a 3 lot subdivision on Dashnaw Rd.

Mr. Williams stated that the SEQR was done the previous month and this month Mr. Ciocca needs final approval. Mr. Blaine stated that there was no representative present on behalf of Mr. Ciocca and he did submit a map however it is not stamped by the surveyor but it does represent preliminary approval.

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

**ROLL CALL:** Mr. Holderman – yes, Mr. Kanoza – yes, Ms. Douglas - yes, Mr. Robinson – yes, Mr. Wright - yes, Mr. Williams - yes.

**MOTION CARRIED.**

**ANY FURTHER BUSINESS:**

Mr. Blaine stated that at the December meeting there will need to be a motion for the Chair and Vice Chair of 2010. Mr. Blaine stated that Mr. Blaise was also up for reappointment and a letter has been sent to him.

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**CEO REPORT:**

Mr. Blaine discussed the CEO report. There were 13 building permits issued. There were also 6 Planning Board and 2 Zoning Board applications submitted.

**ADJOURNMENT:**

**Motion made by Mr. Kanoza.**

**All so moved.**

*Date filed with Town Clerk* \_\_\_\_\_