

Richard Williams, Vice Chair of the Town of Peru Planning Board, called the meeting of Wednesday, December 9, 2009 at 7:00 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	: EXCUSED
ERIC BLAISE	: ABSENT
ADELE DOUGLAS (ALT)	: PRESENT
JOHN KANOZA (ALT)	: EXCUSED
ATTY. THOMAS MURNANE	: PRESENT
CEO: PAUL BLAINE	: PRESENT

**APPROVAL OF NOVEMBER MINUTES:**

Ms. Douglas stated to add ‘who owned’ on application number five, line two, so that the sentence will read “Ms. Douglas asked Mr. Stefanick who owned the property to the left.”

**MOTION:** Mr. Robinson made a motion to approve the November minutes with the change. Second by Mr. Holderman.

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

**MOTION CARRIED.**

**PUBLIC HEARING:**

**1. SITE PLAN REVIEW:**

TAM PHUNG

Site Plan Review for an Office at 3691 Rt. 22

Ms. Thew was present representing the application on behalf of Tam Phung. Ms. Thew stated that the application was brought before the Town of Peru Zoning Board of Appeals at the November 18, 2009 meeting and was granted approval for an Expansion of Non-Conforming Use. Ms. Thew stated that originally the applicant wanted water and sewer hookup to the building but the applicant has decided there will not be any water or sewer hookup necessary. Mr. Williams asked how many vehicles would be placed on the property at a time. Ms. Thew stated that she believes there will be 2-3 cars at most on the property at the same time. Mr. Murnane asked if there was

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going to be any signs located on the building. Ms. Thew stated she does not believe any signs will be placed on the building. Mr. Murnane asked if there were going to be any lights on the building. Ms. Thew stated she did not believe there will be lights on the building.

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

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

**MOTION CARRIED.**

**2. SITE PLAN REVIEW:**

GEORGE KNIGHT

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

Mr. Blaine stated that the applicant is requesting Site Plan Review for a 3 family home at 2998 Main St. Mr. Blaine stated that the applicant needs 6 parking spaces since it is a 3 unit apartment. Mr. Blaine stated that Mr. Knight's application had been referred to the Clinton County Planning Board who referred back with approval and suggested that the applicant have parallel parking rather than angled. Mr. Blaine stated that Mr. Knight submitted two different drawings showing parallel parking and diagonal parking for the board to view, both allowing 6 vehicles. Mr. Blaine stated that on the plan showing diagonal parking, Mr. Knight provided a turn around so vehicles may drive out onto Rt. 22, rather than back out. Ms. Douglas asked how close the driveway is to the property line. Mrs. Knight stated that the driveway is against the property line. Ms. Douglas asked where the garbage would be located. Mr. Knight stated that the dumpsters would be placed in the small shed located on the property behind the main structure. Ms. Douglas asked if the driveway was going to be paved. Mr. Knight stated that he had no plans of paving the driveway right now. Mr. Robinson stated that he would prefer to see the property with diagonal parking rather than parallel.

**MOTION:** Mr. Williams made a motion to approve the application with the condition that diagonal parking be used. Second by Mr. Holderman.

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

**MOTION CARRIED.**

**3. SUBDIVISION:**

RALPH CIOCCA

Final Approval for a 3-Lot Subdivision on Dashnaw Rd.

Mr. Ciocca stated that the plans are remaining the same from what was granted for preliminary approval previously. Mr. Blaine stated that Mr. Ciocca does need Clinton County Health Department approval. Mr. Blaine stated Mr. Ciocca submitted maps however they have not yet been stamped by an engineer.

**MOTION:** Mr. Robinson made a motion to approve the application with the condition that the subdivision be approved by the Clinton County Health Department and the plans be stamped by an engineer. Second by Ms. Douglas.

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

**MOTION CARRIED.**

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**4. SUBDIVISION  
& SEQR:**

PATRICIA HAMILTON  
Minor 2-Lot Subdivision at 286 Mannix Rd.

Mr. Blaine stated that the applicant is requesting a minor 2-lot subdivision. Mr. Blaine stated that there is also an Area Variance application on the agenda for the Zoning Board of Appeals on December 16, 2009 because the lot will not have any frontage. Mr. Blaine stated that the application had been referred to the Clinton County Planning Board who referred back denying the application. Mr. Murnane stated that due to the denial from the Clinton County Planning Board, the applicant needs approval from the majority of the board plus 1 which would be five, however, only four board members are present so the board cannot act on the application. Mr. Hamilton stated that the property is going to be a life lease and the deed is not going to be changed. Mr. Murnane stated that if nothing is going to be filed in the County Clerks Office which would then create a separate lot, no subdivision of the property is necessary. Mr. Murnane stated that once the lease is filed with the County Clerk, a separate lot will be created even though it is not a deed. Mr. Murnane stated that if the subdivision is approved the applicant would have to give a right of way to whoever owned the new parcel. Mr. Murnane stated that if the applicant could not be present at the January meeting then to submit a letter stating who will be present on behalf of the application.

**MOTION:** Mr. Williams made a motion to table the application. Second by Ms. Douglas  
**ROLL CALL:** Mr. Holderman – yes, Ms. Douglas – yes, Mr. Robinson – yes, Mr. Williams- yes.  
**MOTION TABLED.**

**5. SITE PLAN REVIEW:**

GLENWOOD PLAZA PARTNERS  
Site Plan Review for a Financial Service Office at 3384  
Rt. 22

Mr. Holderman recused himself from the application. Being only four board members were present a quorum could not be made and no action was taken. The application will be placed on the January agenda.

**6. SITE PLAN REVIEW:**

GLENWOOD PLAZA PARTNERS  
Site Plan Review for a Barbershop and Private Karate  
School at 3384 Rt. 22

Mr. Holderman recused himself from the application. Being only four board members were present a quorum could not be made and no action was taken. The application will be placed on the January agenda.

**7. SITE PLAN REVIEW:**

GLENWOOD PLAZA PARTNERS  
Site Plan Review for a Beauty Shop at 3384 Rt. 22

Mr. Holderman recused himself from the application. Being only four board members were present a quorum could not be made and no action was taken. The application will be placed on the January agenda.

**8. SUBIVISION  
SEQR:**

DALE REID  
2-Lot Subdivision/Merge on Military Turnpike

Mr. Blaine stated that the applicant is looking to add property to parcel 257.-1-19.2. Mr. Holderman asked if with the merge there will still be land from parcel 257.-1-19.1 on the northwest side of parcel 257.-1-

19.2. Mr. Petrashune who was present on behalf of the applicant stated that according to the map he has the northern section of parcel 257.-1-19.1 is already separated from the rest of the parcel. Mr. Murnane stated that if that piece of the parcel separately exists now, then nothing will be changed if the subdivision is approved.

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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. Williams.

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

**MOTION CARRIED.**

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

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

**MOTION CARRIED.**

**MOTION:** Mr. Holderman made a motion to approve the application with the stipulation that the lands be merged with parcel 257.-1-19.2 and a copy of the deed be submitted to the town. Second by Mr. Robinson.

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

**MOTION CARRIED.**

**9. SUBDIVISION  
& SEQR:**

CLARA BRUCE

2-Lot Subdivision/Merge on Lapham Mills Rd.

Mr. Blaine stated that the applicant is looking to add land to parcel 269.-1-47. Mr. Blaine stated that the applicant is looking to add 30 feet to the parcel so there will be 80ft on both parcels. Mr. Petrashune, who was present on behalf of the applicant, stated that the applicant had received an Area Variance from the Zoning Board of Appeals with the condition that the lot line be 25ft from the garage. Mr. Holderman asked what the side yard set back of the property is. Mr. Petrashune stated that it is 18ft from the home. Ms. Douglas asked if there was a driveway on the lot. Mr. Bruce stated that both lots share a common driveway. Mr. Petrashune stated that the applicant would like to make a non-conforming lot more conforming. Mr. Robinson asked if they were making a now conforming lot non-conforming with the subdivision. Mr. Murnane stated that both lots currently are non-conforming and the applicant would like to subdivide land from the larger of the two parcels and merge it with the smaller one so one lot will become more conforming.

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

**MOTION CARRIED.**

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

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

**MOTION CARRIED.**

**MOTION:** Mr. Williams made a motion to approve the application with the condition that the lands be merged with parcel 269.-1-47 and a copy of the deed be submitted to the town. Second by Mr. Robinson.

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

**MOTION CARRIED.**

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**ANY FURTHER BUSINESS:**

Mr. Blaine stated that Ms. Corrow would like to step down as Chair for the 2010 year. Mr. Blaine stated that a motion needs to be made recommending a new Chair and Vice Chair for the 2010 year. Mr. Blaine stated that Mr. Blaise and Mr. Trout both would like to step down as fulltime members to be alternates and Ms. Douglas and Mr. Kanoza have expressed interest in being fulltime members on the board.

**MOTION:** Ms. Douglas made a motion to recommend Mr. Williams as Chair and Mr. Holderman as Vice Chair. Second by Mr. Robinson.

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

**MOTION CARRIED.**

**CEO REPORT:**

Mr. Blaine reviewed the CEO report. There were 8 Building Permits issued. There were also 3 Planning Board Applications and 2 Zoning Board Applications submitted.

**ADJOURNMENT:**

**Motion made by Mr. Williams. Second by Ms. Douglas.**

**All so moved.**

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