

Ryan Davies, Vice- Chairman of the Town of Peru Planning Board, called the meeting of **Wednesday May 10, 2023** to order at 6:00p.m..

PLEDGE OF ALLEGIANCE.

ROLL CALL:

RICHARD WILLIAMS, CHAIR	: PRESENT
RYAN DAVIES, VICE CHAIR	: PRESENT
MARK HAMILTON	: PRESENT
ALLISON HULBERT-BRUCE	: ABSENT
MARK LUKENS	: ABSENT
MARK ROBINSON	: PRESENT
ALISON WEBBINARO	: ABSENT
BOB GUYNUP	: PRESENT

Approval of April 26, 2023 minutes.

Mr Davies shared with the Board the minutes from the last meeting. He asked if anyone had any changes, corrections, deletions or additions.

MOTION: Mr. Hamilton made a motion to approve the minutes as submitted. Second by: Mr Williams

ROLL CALL: Mr Hamilton~yes, Mr Robinson~yes, Mr Davies~yes, Mr Williams~yes

MOTION CARRIED

PUBLIC HEARING:

Mr. Davies opens the floor to public hearing. He let everyone know that we do not have a full Board, but there are 4 members present and that is enough to pass any item on the agenda. If applicants would like to wait for a full Board, they can.

The applicants wish to proceed.

APPLICATIONS:

1. P2023-008 Site Plan Approval with SEQRA

**Elizabeth Spaugh
Roadside Stand
281.12-1-4
Bear Swamp Rd**

Ms Spaugh is here

Application went to County Planning Board, returned as local issue with no parking on Bear Swamp Rd recommendation.

Due to Construction on Rt 9 bridge, Ms Spaugh is asking to temporarily move her farmstand for this year to the Bear Swamp property. No permanent building will be erected.

There are concerns about this becoming a large operation in the future, but this lot is limited and the farm stand will remain small. The lot has a large pull off so parking on Bear Swamp Rd will not be necessary.

No Further questions from the Board

SEQRA REVIEW

MOTION: Mr Davies made a motion to declare an unlisted action and the Town of Peru Planning Board as Lead Agency. Second by: Mr Williams

ROLL CALL: Mr Hamilton~yes, Mr Robinson~yes, Mr Davies~yes, Mr Williams~yes

MOTION CARRIED

Mr. Davies went over the SEQRA, The Planning Board concurred there are no negative impacts

MOTION: Mr Davies made a motion to declare negative declaration; Second: Mr Hamilton

ROLL CALL: : Mr Hamilton~yes, Mr Robinson~yes, Mr Davies~yes, Mr Williams~yes

MOTION CARRIED

MOTION: Mr.Davies made a motion to approve application as submitted, Second by: Mr Hamilton

ROLL CALL: Mr Hamilton~yes, Mr Robinson~yes, Mr Davies~yes, Mr Williams~yes

MOTION CARRIED

2. P2023-009 3-Lot Minor Subdivision with SEQRA

Chip Blair

278.-1-3-4

881 Mannix Rd

Mr Blair here

Mr Guynup explains the application

The Board needs to see APA approval and a proper map. Neighbors have concerns and Mr Guynup explains the history of this lot.

MOTION: Mr Davies made a motion to table this application to await more information.

Second by: Mr Williams

ROLL CALL: Mr Hamilton~yes, Mr Robinson~yes, Mr Davies~yes, Mr Williams~yes

MOTION CARRIED

3. P2023-010 2-Lot Minor Subdivision with SEQRA

Charles Pothast Jr

Brenda Sypek

279.-2-43.5

Calkins Rd

Dean Lashway here for application
Mr Guynup explains the application.
Board members and Neighbors question the view shed and the land use codes for this property.
No Further questions from the Board

SEQRA REVIEW

MOTION: Mr Davies made a motion to declare an unlisted action and the Town of Peru Planning Board as Lead Agency. Second by: Mr Hamilton

ROLL CALL: Mr Hamilton~yes, Mr Robinson~yes, Mr Davies~yes, Mr Williams~yes

MOTION CARRIED

Mr. Davies went over the SEQRA, The Planning Board concurred there are no negative impacts

MOTION: Mr Davies made a motion to declare negative declaration; Second: Mr Robinson

ROLL CALL: : Mr Hamilton~yes, Mr Robinson~yes, Mr Davies~yes, Mr Williams~yes

MOTION CARRIED

MOTION: Mr.Davies made a motion to approve application as submitted, Second by: Mr Hamilton

ROLL CALL: Mr Hamilton~yes, Mr Robinson~yes, Mr Davies~yes, Mr Williams~yes

MOTION CARRIED

4. P2023-011 2- Lot Minor Subdivision with SEQRA

Cheryl Murray

268.-1-52.72

751 Brand Hollow Rd

Dean Lashway here for applicant
Mr Lashway explains that this is only an amendment to an approved subdivision
No questions from the Board

SEQRA REVIEW

MOTION: Mr Davies made a motion to declare an unlisted action and the Town of Peru Planning Board as Lead Agency. Second by: Mr Williams

ROLL CALL: Mr Hamilton~yes, Mr Robinson~yes, Mr Davies~yes, Mr Williams~yes

MOTION CARRIED

Mr. Davies went over the SEQRA, The Planning Board concurred there are no negative impacts

MOTION: Mr Davies made a motion to declare negative declaration; Second: Mr Hamilton

ROLL CALL: : Mr Hamilton~yes, Mr Robinson~yes, Mr Davies~yes, Mr Williams~yes

MOTION CARRIED

MOTION: Mr.Davies made a motion to approve application as submitted, Second by: Mr Hamilton

ROLL CALL: Mr Hamilton~yes, Mr Robinson~yes, Mr Davies~yes, Mr Williams~yes

MOTION CARRIED

5. P2023-012 Site Plan Review with SEQRA

**Leon Blair
280.1-8-67
817 Union Rd**

Mr Blair here

Mr Guynup gives history of the lot and the planned project.

The Board has questions about details for driveway, lighting, sign, fence, gravel, dumpster and landscaping. What is presented to the Board is more of a sketch plan, not a finished site plan

MOTION: Mr Davies made a motion to table for more details Second by: Mr Robinson

ROLL CALL: Mr Hamilton~yes, Mr Robinson~yes, Mr Davies~yes, Mr Williams~yes

MOTION CARRIED

ANY FURTHER BUSINESS

Mr. Peter Stone is here as a potential Board member

CEO report

Motion to adjourn by Mr. Davies at 6:51pm

Voice Vote: All Agreed