

Richard Williams, Chairman of the Town of Peru Planning Board, called the meeting of **Wednesday July 12, 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 ROBINSON	: PRESENT
ALISON WEBBINARO	: ABSENT
BOB GUYNUP	: PRESENT

Approval of June 14, 2023 minutes.

Mr Williams 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 Davies

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

MOTION CARRIED

PUBLIC HEARING:

Mr. Williams 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.

1. APPLICATIONS: P2022-017 Site Plan Review with SEQRA Warehouse

**Ryan Darby
258.-1-18
Rock Rd**

Mr. Darby is not here

2. P2023-012 Site Plan Review with SEQRA

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

Mr Leon Blair is present

Leon provides further details. Buildings will be white with green roofs. The two units will be back to back with doors facing North and South. There is screening in place. There are questions about lot coverage, which is unknown. Questions are also posed about elevation of area between buildings and also surrounding area, questions about grade, questions about snow removal and other details. Mr. Blair and Ryan Burns answer where they can. This project will be reviewed by the Town Engineer.

MOTION: Mr. Williams Made a motion to table this application to give the Town Engineer time to review. Second by: Mr Davies

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

MOTION CARRIED

3. P2023-019 Merge

Martha Burdo
269.-1-2.1
271 Brand Hollow Rd

Martha Burdo here

Mr Guynup explains the application.

There will be a merge of 3 lots creating 1 lot.

No Further questions from the Board

MOTION: Mr. Williams made a motion to approve application as submitted, Second by: Mr Robinson

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

MOTION CARRIED

4. P2023-021

Elmer Duprey
293.-14-555
3 Parsons Rd

Applicant asked to be tabled prior to meeting

1. P2022-017 Site Plan Review with SEQRA Warehouse

Ryan Darby
258.-1-18
Rock Rd

Ryan and Paige Darby are here

Lot Coverage is at 25%.

Fire Chief has reviewed this.

AES has addressed Town Engineer questions and concerns.

Culvert is in.

No Further Questions from the Board

It was acknowledged a SEQRA was required

SEQRA REVIEW

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

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

MOTION CARRIED

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

MOTION: Mr Hamilton 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. Williams made a motion to approve application as submitted, with Health Department and Town Engineer approval. Second by: Mr Davies

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

MOTION CARRIED

ANY FURTHER BUSINESS

Peter Stone

MOTION: Mr. Williams made a motion to approve appointing Mr. Peter Stone to the Town of Peru Planning Board. Second by: Mr Hamilton

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

MOTION CARRIED

A letter will be sent to the Peru Town Board for Approval.

WJB Properties

This is a Pre-Application Review.

The Applicants present their plan

The Board reviews the basic plan and asks questions.

More detail will be needed, and applicants will return next month with more detailed plans for Preliminary Site Plan Review

Borderline Adjustment

The Board discusses the need for applications to subdivide and merge, when really no new lot is being created, there is only an adjustment of the line between 2 adjoining properties. The

Board agrees that an application is not necessary. Also Sign Approval, no application is necessary, only approval from the Codes Office.

Verizon Wireless

There is a new application to remove/replace equipment on the water tower
This month it goes in front of the Zoning Board and next month will come to the Planning Board.

CEO Report for June

ADJOURNMENT:

MOTION: Mr Williams

SECOND: Mr Hamilton

VOICE VOTE: all agreed

Meeting Adjourned at 7:37pm