

Richard Williams, Chairman of the Town of Peru Planning Board, called the meeting of **Wednesday September 13, 2023** to order at 6:00p.m..

PLEDGE OF ALLEGIANCE.

ROLL CALL:

RICHARD WILLIAMS, CHAIR	: PRESENT
RYAN DAVIES, VICE CHAIR	: PRESENT
MARK HAMILTON	: PRESENT
MARK ROBINSON	:PRESENT
PETER STONE	:PRESENT
ALISON WEBBINARO	:PRESENT
BOB GUYNUP	: PRESENT

Approval of August 9, 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 Davies made a motion to approve the minutes as submitted. Second by: Ms Webbinaro

ROLL CALL: Mr Hamilton~yes, Mr Robinson~yes, Mr Stone~yes, Ms Webbinaro~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 6 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. P2023-012 Site Plan Review with SEQRA

Leon Blair
817 Union Rd
280.1-8-67

Mr Blair is present. He requests his application be tabled for a month

MOTION: Mr. Williams Made a motion to table this application. Second by: Ms Webbinaro

ROLL CALL: Mr Hamilton~yes, Mr Robinson~yes, Mr Stone~yes, Ms Webbinaro~yes, Mr Davies~yes, Mr Williams~yes

MOTION CARRIED

Mr Guynup requests that item 3 on the agenda be heard next, the Board concurs

2. P2023-026 Site Plan Review with SEQRA

Amber Water Pros LLC

280.-1-38

2682 St Rt 22

Jesse Monette is here from Amber Water Pros LLC

The Board views the application and Mr Guynup explains

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 Stone~yes, Ms Webbinaro~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 Davies made a motion to declare negative declaration; Second: Mr Hamilton

ROLL CALL: Mr Hamilton~yes, Mr Robinson~yes,Mr Stone~yes, Ms Webbinaro~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 Stone~yes, Ms Webbinaro~yes, Mr Davies~yes, Mr Williams~yes

MOTION CARRIED

3. P2023-020 Site Plan Review with SEQRA

WJB Properties LLC

269.-1-39

Town Park Rd

Peter Gibbs from Engineering Ventures is here. He explains his letter and the concerns he has with this project.

Does this business fit the Commercial definition in the town code, and does it fit in the Town of Peru Comprehensive Plan? He discusses how the setbacks need to be corrected on the map, due to the nature of this flag lot.

Mr. Gibbs suggests there should be a landscaping plan showing buffering and screening. The plans also should show how many units are planned, the location of the doors in relation to the residential areas, and how much traffic is expected.

ADA compliance should be shown on plan

Bollards take up space and should be on plan as well

The Board explains that this is an application process which takes time

Mr. Caleb Remillard speaks. His property neighbors the proposed business. Mr Remillard has concerns that he has outlined in a letter to the Planning Board. He brings up the lack of detail on the plan of screening, buffering and door locations.

The Board discusses the Town of Peru Comprehensive Plan and whether this business a good fit for this part of town. It is a Town Park Road. There are no sidewalks on this road. Saturday and Sunday would be busy days for the Park and would also be popular times to visit a storage unit.

Mr Gibbs has issued his letter and items on it need to be addressed.

MOTION: Mr. Williams made a motion to table application to give the applicants time to answer Mr Gibbs' letter. The Board also requests screening, buffering, elevations and door openings be shown on plans. Second by: Mr Davies

The Codes Office will send the applicants a letter stating specifically what the Board is asking for

ROLL CALL: Mr Hamilton~yes, Mr Robinson~yes, Mr Stone~yes, Ms Webbinaro~yes, Mr Davies~yes, Mr Williams~yes

MOTION CARRIED

ANY FURTHER BUSINESS

Harney Davey plans to subdivide his lot. He is asking if the Planning Board will request the Town Board change part of this property from Commercial to Neighborhood Commercial to allow for residential along Davey Dr. There is discussion about the benefits and concerns regarding this change.

MOTION: Ms Webbinaro made a motion to recommend to the Peru Town Board to change the zoning to Neighborhood Commercial on the survey provided, lots 2,3 and 4. Second by: Mr Robinson

ROLL CALL: Mr Hamilton~yes, Mr Robinson~yes,Mr Stone~yes, Ms Webbinaro~yes, Mr Davies~yes, Mr Williams~no

MOTION CARRIED

Justin Wilson is here. He is interested in joining the Planning Board. Mr Wilson gives everyone background on himself.

MOTION: Mr.Davies made a motion to recommend Mr Wilson join thePlanning Board. Second by: Ms Webbinaro

ROLL CALL: Mr Hamilton~yes, Mr Robinson~yes,Mr Stone~yes, Ms Webbinaro~yes, Mr Davies~yes, Mr Williams~yes

MOTION CARRIED

CEO Report for August

ADJOURNMENT:

MOTION: Mr Williams

SECOND: Mr Hamilton

VOICE VOTE: all agreed

Meeting Adjourned at 7:56pm