

Richard Williams, Chairman of the Town of Peru Planning Board, called the meeting of **Wednesday October 11, 2023** to order at 6:00p.m..

PLEDGE OF ALLEGIANCE.

ROLL CALL:

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

Approval of September 13, 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: Mr Wilson

ROLL CALL: Mr Stone~yes, Ms Webbinaro~yes, Mr Wilson~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 5 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: Mr Davies

ROLL CALL Mr Stone~yes, Ms Webbinaro~yes, Mr Wilson~yes Mr Davies~yes, Mr Williams~yes

MOTION CARRIED

2. P2023-020 Site Plan Review with SEQRA

**WJB Properties LLC
269.-1-39
Town Park Rd**

The Planning Board received a letter from RMS dated October 10, 2023. There was no time for a response before the scheduled meeting October 11, 2023.

Mr Murnane gave an update on the project

Stormwater is discussed

Property Class is discussed

MOTION: Mr. Williams made a motion to table application to give the Board time to process the letter from RMS. Second by: Mr Wilson

ROLL CALL Mr Stone~yes, Ms Webbinaro~yes, Mr Wilson~yes Mr Davies~yes, Mr Williams~yes

MOTION CARRIED

3. P2023-027 2-Lot Minor Subdivision with SEQRA

**Sam Duval
280.-1-61.2
628 Union Rd**

Mr Guynup explains the application

Marc Machabee here representing applicant

The Board views the application

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: Ms Webbinaro

ROLL CALL Mr Stone~yes, Ms Webbinaro~yes, Mr Wilson~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: Ms Webbinaro

ROLL CALL Mr Stone~yes, Ms Webbinaro~yes, Mr Wilson~yes Mr Davies~yes, Mr Williams~yes

MOTION CARRIED

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

ROLL CALL Mr Stone~yes, Ms Webbinaro~yes, Mr Wilson~yes Mr Davies~yes, Mr Williams~yes

MOTION CARRIED

4. P2023-028 2-Lot Minor Subdivision with SEQRA

Everett Orchard LTD

278.-1-17.1

Calkins Rd

Mr Guynup explains the application

Jeff Burns here representing the applicant.

The Board views the application

No further questions from the Board

It was acknowledged a SEQRA was required

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 Wilson

ROLL CALL Mr Stone~yes, Ms Webbinaro~yes, Mr Wilson~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: Ms Webbinaro

ROLL CALL Mr Stone~yes, Ms Webbinaro~yes, Mr Wilson~yes Mr Davies~yes, Mr Williams~yes

MOTION CARRIED

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

ROLL CALL Mr Stone~yes, Ms Webbinaro~yes, Mr Wilson~yes Mr Davies~yes, Mr Williams~yes

MOTION CARRIED

5. P2023-029 4-Lot Minor Subdivision with SEQRA

**Harney Davey
280.-1-30.11
Davey Dr**

Applicant was here

Mr Guynup explains the application

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: Ms Webbinaro

ROLL CALL Mr Stone~yes, Ms Webbinaro~yes, Mr Wilson~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: Ms Webbinaro

ROLL CALL Mr Stone~yes, Ms Webbinaro~yes, Mr Wilson~yes Mr Davies~yes, Mr Williams~yes

MOTION CARRIED

MOTION: Mr. Williams made a motion to approve application as submitted, with the stipulation that the Town Board passes the Zoning Map amendment to change these lots from Commercial to Neighborhood Commercial Second by: Mr Davies

ROLL CALL Mr Stone~yes, Ms Webbinaro~yes, Mr Wilson~yes Mr Davies~yes, Mr Williams~yes

MOTION CARRIED

ANY FURTHER BUSINESS

Indian Pines Subdivision Phase V

Scott Allen gave an update on the sketchplan, review for the Board
Plan is for 4 lots

Applicant will start paving the road at their own risk

Preliminary meeting in November, Final Plan in December

subdivision regulations need to be updated

Ms Webbinaro recommended that the Board request funding from the Town to update the Zoning Law

CEO Report for September

ADJOURNMENT:

MOTION: Mr Williams

VOICE VOTE: all agreed

Meeting Adjourned at 7:00pm