

Justin Wilson, Chairman of the Town of Peru Planning Board, called the meeting of Wednesday October 8th, 2025 to order at 6pm.

PLEDGE OF ALLEGIANCE

ROLL CALL:

JUSTIN WILSON, CHAIRMAN	PRESENT
ALISON WEBBINARO, VICE CHAIR	PRESENT
DANIEL HAMILTON	PRESENT
MARK HAMILTON	ABSENT
JERRY MCGOVERN	PRESENT
PETER STONE	PRESENT

Approval of September 2025 Minutes

Mr. Wilson shared with the Board the minutes from the last meeting. He asked for any changes or corrections

MOTION:P. Stone made a motion to approve the minutes as submitted, Second J.McGovern

Roll Call: D.Hamilton-y, J. McGovern-y, P. Stone-y, A. Webbinaro-y, J.Wilson-y

MOTION CARRIED

Mr. Wilson opens the floor to Public Hearing. He let everyone know that there are five Board members present, which is enough for a quorum. The applicants are ok to proceed without a full Board

The Board decides to hear the second application first.

<b>2. P2025-0017 Site Plan Review-Sign</b>	<b>Sweet Treats</b>
	280.1-15
	2897 Main St

Applicant present

This is a sign replacement for the present sign

MOTION:P.Stone made a motion to approve the application as submitted, Second J.McGovern

Roll Call: D.Hamilton-y, J. McGovern-y, P. Stone-y, A. Webbinaro-y, J.Wilson-y

MOTION CARRIED

<b>1. P2025-0016 Site Plan Review</b>	<b>Brent and Elaine Whitcomb</b>
	2683-1-49 & 268.-1-35.1
	307 Route 22B

Applicants are present

Ryan Burns here; Mark DeCrescente, town engineer here

Mark suggests that since only one location was tested for infiltration rate, the Board should require other locations to be tested. He also requests 20% void on rain gardens. Courtney has been consulted, there is an existing water shut off at the road and each building will have it's own shut off valve. The front roofs will be directed to the rain gardens or drainage area. Downspouts will be 6 inch solid pipe. Water and Sewer lines will be 2 feet apart. Mark and Ryan have been corresponding for the last month hashing out all of the details.

It was acknowledged a SEQRA is required

SEQRA REVIEW:

MOTION:A.Webbinaro made a motion to declare as an unlisted action and the Town of Peru Planning Board as the Lead Agency, Second P. Stone

Roll Call: D.Hamilton-y, J. McGovern-y, P. Stone-y, A. Webbinaro-y, J.Wilson-y

MOTION CARRIED

J.Wilson went over the SEQRA;The Planning Board concurred there are no negative impacts

MOTION:A.Webbinaro made a motion to declare negative declaration, Second P. Stone

Roll Call: D.Hamilton-y, J. McGovern-y, P. Stone-y, A. Webbinaro-y, J.Wilson-y

MOTION CARRIED

MOTION:J.McGovern makes a motion to approve this application with the following stipulations:

- 1.infiltration rates verified in the location of storm water practices
- 2.submission of revised hydro cad, showing 20%

3.insuring roof gutters are directed to correct areas on the plan

4.assurance from Water and Sewer that there will be separate shutoffs

Roll Call: D.Hamilton-y, J. McGovern-y, P. Stone-y, A. Webbinaro-y, J.Wilson-y

MOTION CARRIED

#### OTHER BUSINESS

AuSable Pines Campground-Alex Stanton

Alex comes in front of the Board with an old plan that was approved in 1991 for expansion of the campground.

He is hoping to update the electric, water and septic and apply for a similar expansion

Alex answers questions and shares his maps and copies of the prior approval, He will return to the Board with a more complete plan.

Garrett Mastic, Robert LePage and Patrick McFarlin have all submitted letters of interest in joining the Planning Board. All 3 attended this meeting and introduced themselves.

The Board would like to put all 3 potential members forward to the Town Board. Mr. Robinson will give up his alternate seat. We have one empty seat on the Board, with another seat opening up in January as Justin Wilson gets deployed. The third new member will fill the alternate position

MOTION:J.Wilson made a motion to approve Garrett Mastic, Robert LePage and Patrick McFarlin joining the Planning Board, this will go to the Town Board for approval. Second P.Stone

Roll Call: D.Hamilton-y, J. McGovern-y, P. Stone-y, A. Webbinaro-y, J.Wilson-y

MOTION CARRIED

MOTION:Mr. Wilson made a motion to adjourn at 7:00pm

Voice Vote:all agreed

MOTION CARRIED