

**CS Planning Board  
Wednesday, February 11, 2026  
Call to Order at 6:02 PM**

**Pledge of Allegiance**

<b><u>Roll Call</u></b>	<b>PRESENT</b>	<b>ABSENT</b>	<b>EXCUSED</b>
Garrett Mastic, Chair	X		
Peter Stone, Vice Chair	X		
Daniel Hamilton		X	
Mark Hamilton	X		
Robert LePage		X	
Jerry McGovern	X		
Alison Webbinaro	X		
Justin Wilson, Alt		X	
Patrick McFarlin, Alt.	X		
Duane Bibeau, Codes Officer	X		
Matthew Favro, Esq.		X	

**Approval of December, 2025 minutes**

Comments: Garrett Mastic shared with the Board the minutes from the last meeting. He asked if anyone had any changes, corrections, deletions or additions.

**Motion:** Peter Stone made a motion to approve the minutes as submitted. The motion was seconded by Mark Hamilton and the motion carried with five votes.

**Roll Call:** Garrett Mastic, Chair – Y; Peter Stone – Y; Mark Hamilton – Y; Jerry McGovern – Y; Alison Webbinaro – Y

**1. Amendment to P2025-019 3-Lot Minor Subdivision, submitted by Donald and Linda Covell, 842 Mannix Rd, 267.-1-13.1.**

(not verbatim) Mr. Mastic opened the floor to the Public for comment. Mr. Norman Horowitz, 745 Mannix Rd spoke to the Board stating that he was not available for the original meeting back on December 10. He is here tonight to find out what the plans are for this property as his

property is directly across the street. Mr. Garrett Mastic responded that the applicant is here solely to request that a third lot be approved his original approved subdivision. Mr. Horowitz stated that to his belief, the subject parcel is restricted by a previous APA approval and tied in to the tree farm and trailer park parcels from certain development. Mr. Horowitz was asked to provide documentation supporting his claim. Mr. Donald Covell addressed the Board and stated that it was his original intention to have three (3) lots subdivided, however the third parcel was inadvertently omitted by the surveyor. This property is outside the APA. Mr. Horowitz is opposed to having another trailer park established directly across from his property. Mr. Covell stated that he has no intention to establish another trailer park. Mr. Mastic stated that outside of this simple subdivision request, the board has received no additional information on how Mr. Covell plans to develop his property in the future. Mr. Mastic closed the public hearing portion of the meeting for this matter.

It was acknowledged that a SEQRA is required. Mr. Mark Hamilton made a motion to declare this as an unlisted action. Mr. Peter Stone seconded the motion and the motion carried with five votes.

**Roll Call:** Garrett Mastic, Chair – Y; Peter Stone – Y; Mark Hamilton – Y; Jerry McGovern – Y; Alison Webbinaro – Y

Mr. Mastic went over the SEQRA and the Board concurred there are no negative impacts. Mr. Hamilton motioned to declare a negative declaration. Mr. Stone seconded the motion and the motion carried with five votes.

**Roll Call:** Garrett Mastic, Chair – Y; Peter Stone – Y; Mark Hamilton – Y; Jerry McGovern – Y; Alison Webbinaro – Y

Mr. Hamilton motioned to approve the 3-lot minor subdivision as submitted. Mr. Stone seconded the motion and the motion carried with five votes.

**Roll Call:** Garrett Mastic, Chair – Y; Peter Stone – Y; Mark Hamilton – Y; Jerry McGovern – Y; Alison Webbinaro – Y

**2. P2026-001 – Site Plan Review – Valcour Island Marina, Former Olde Valcour and Snug Harbor Marinas, submitted by Aaron Ovios on behalf of Lake Champlain Transportation Parcel ID#: 258.-2-2.2, 2.1, 2.3,12,13.1,13.3**

(not verbatim) Mr. Aaron Ovios, L.S. appeared on behalf of Lake Champlain Transportation (LCT) and gave the Board a history of the marina property and stated that LCT purchased the property a year ago and since that time as made improvements to the property in conjunction with Army Corps of Engineers, APA, and NY SOGS to name a few. LCT desired to reconfigure the docks and the moorings. They gave up some of the moorings, but increased dockage. It was a reconfiguration of floating objects. There were with no other changes to other structures on the property besides internal renovations. There were permits issued by the Town for renovations to the restaurant and renovations of northerly bathrooms and some other miscellaneous items at the facility. They have obtained all the necessary permits from the APA, DEC, Army Corps, etc.

He continued on to say that recently, when LCT spoke with the Interim Code Officer, Stephen Imhoff regarding renovation of the southerly bathrooms and the reopening of the restaurant he was advised that a Site Plan had to be submitted. They do not understand why a Site Plan is needed because they have been up and running for over a year now. Mr. Ovios has provided all of the information they have with regard to all of the projects on the subject site. Mr. Ovios stated again that he and his client do not agree that a site plan is required. Mr. Mastic pointed out that because of the increase of capacity of the use with the reconfiguration. This requires an approved site plan.

Mr. Mastic opened the public hearing portion of the meeting. Laura Darling, attorney for Lighthouse Apartments, LLC spoke in opposition of the project. Ms. Darling noted that she had already provided a lengthy packet outlining their objections to the Board, so she would be brief. Their major concern tonight is that the application submitted for approval to the Board is not sufficient does not support the prior findings of the site plan approval. Furthermore, what is actually present on the site does not match the application as presented. She stated that they further concerned that there is not enough information in the application to support a finding for approval of the site plan. There are steps in the Town Code that are required to evaluate a project. The Board acknowledged receipt of the packet immediately prior to the meeting, and thus they have not had time to properly review and respond to its contents.

There was further discussion as to whether or not LCT would be permitted to construct the bathrooms, which would be in an interior space, and to work to open the restaurant as the site plan matters move forward. Mr. Mastic stated that the Town would have to confer with their attorney with regard to the legality of this request. Mr. Duane Bibeau asked Mr. Ovios to provide any and all documentation regarding existing permits so that all the parties are on the same page with regard to permitting.

Mr. Corey Trombley, owner of Lighthouse Apartments, spoke to the matter regarding lake access and how his lakefront access has been diminished with a new APA approval. Mr. Mastic asked if Mr. Trombley has contacted the APA with regard to this issue. Mr. Trombley responded that he has, but that is another matter altogether and this is not the proper venue to speak to that.

Ms. Teresa Larsen, spoke with regard to procedures she had to follow in the process of opening the restaurant. She dealt with the APA, DEC, etc., and was told that in the end she had to ultimately contact the Town for permitting of new projects. This does not seem to have been the case with the current owner. She witnessed improvements being made to the site apparently without proper permitting. Rules are in place for a reason, and they should be followed and enforced equally for all parties.

Ms. Alison Webbinaro motioned to table this application to allow the applicant to provide additional information and have that information reviewed by the Town's legal team and leave the Public Hearing open. Mr. Mastic seconded the motion and the motion carried with five votes.

**Roll Call:** Garrett Mastic, Chair – Y; Peter Stone – Y; Mark Hamilton – Y; Jerry McGovern – Y; Alison Webbinaro – Y

**Any Further Business:**

Mr. Mastic briefly reviewed the CEO Report, noting which Council Members are the Planning Board liaisons. He also advised the Board that The Town Smart Growth Comprehensive Plan was not selected for funding by New York State.

**Adjournment:**

Mr. Mastic motioned to adjourn the meeting at 7:02 PM. Ms. Webbinaro seconded the motion and the motion carried with five votes.

**Roll Call:** Garrett Mastic, Chair – Y; Peter Stone – Y; Mark Hamilton – Y; Jerry McGovern – Y; Alison Webbinaro – Y

*Christine Crawford  
Town of Peru Clerk*