

Planning Board
Wednesday, March 11th, 2026
Call to Order at 6:00 PM

Pledge of Allegiance

<u>Roll Call:</u>	PRESENT	ABSENT	EXCUSED
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- Non Voting		
Duane Bibeau, Codes Officer	X		
Matthew Favro, Esq.		X	

Approval of February, 2026 Minutes

Comments: Garrett Mastic shared with the Board the minutes from the last meeting. He stated the correction he had made to the minutes. He had changed a part on page 2 concerning Donald and Linda Covel’s minor subdivision. He wanted to clarify that outside of this simple subdivision request, the board has received no additional information on how Mr. Covel plans to develop his property in the future, but the Board does have jurisdiction over future requests. Mr. Mastic asked if the other Board Members had any changes, correction, deletions or additions. The Board Members did not have any other suggestions on this matter.

Motion: Peter Stone made a motion to approve the minutes as submitted. The motion was seconded by Jerry McGovern and the motion carried with six votes.

Roll Call: Garret Mastic, Chair – **Y** ; Peter Stone – **Y** ; Daniel Hamilton – **Y** ; Mark Hamilton – **Y** ; Robert LePage – **Y** ; Jerry McGovern – **Y**

1. **File #P2026-002 – Minor Subdivision of Parcel ID# 292.-1-9.1 submitted by Donald Duprey, 71 Parsons Road, to create a 1 acre parcel at the northwest corner of their existing 71.2 acre parcel.**

(Not Verbatim) Mr. Mastic opened the floor to the Public for comment, but there was none. The Board had no questions, concerns or complaints about the project. Mr. Mastic handed out an agricultural data statement outline to the Board Members. He states that Section 8 on Page 140 of the Peru Zoning Law, it mentions a need for an agricultural data statement form if the proposed project occurs on property within an agricultural district containing a farm operation or on property with boundaries within 500 feet of a farm operation located within an agricultural district. There are sample forms in the packet he provided, however, Duane Bibeau, the Codes Officer, can come up with our own form and get it to the applicant in order to comply with agriculture and markets law requirements. There was further discussion about whether or not this was needed for this type of request. Mr. Mastic closed the public hearing portion of the meeting for this matter.

It was acknowledged that a SEQRA is required. Peter Stone made a motion to deem The Town of Peru as the Lead Agency and declared this as an unlisted action. Jerry McGovern seconded the motion and the motion carried with six votes.

Roll Call: Garret Mastic, Chair – Y ; Peter Stone – Y ; Daniel Hamilton – Y ; Mark Hamilton – Y ; Robert LePage – Y ; Jerry McGovern – Y

Mr. Mastic went over the SEQRA and the Board concurred there are no negative impacts. Mark Hamilton motioned to declare a negative declaration. Robert LePage seconded the motion and the motion carried with 6 votes.

Roll Call: Garret Mastic, Chair – Y ; Peter Stone – Y ; Daniel Hamilton – Y ; Mark Hamilton – Y ; Robert LePage – Y ; Jerry McGovern – Y

Motion: Peter Stone motioned to approve the 1-lot minor subdivision as submitted. Mark Hamilton seconded the motion and the motion carried with six votes.

Roll Call: Garret Mastic, Chair – Y ; Peter Stone – Y ; Daniel Hamilton – Y ; Mark Hamilton – Y ; Robert LePage – Y ; Jerry McGovern – Y

2. **File # P-2026-003 – Minor Subdivision of Parcel ID # 267.-3-29 submitted by Robert Sutherland, PC on behalf of Londa Irwin & Lyn McIlroy, 15 Quaker Highland Road, to create a 2-lot subdivision. Proposed lot #1 consisting of the existing lot will have an area of 115.5 acres. Proposed lot #2 will have an area of 2.145 acres, creating one new buildable, taxable parcel.**

(Not verbatim) Mr. Mastic opened the floor to the Public for comment, but there was none. Mr. Mastic closed the public hearing portion of the meeting for this matter. The Board had no questions, concerns or complaints about the project. Jeff Burns, the surveyor for the project, spoke on behalf of the applicant and explained the request being made. The applicant plans on giving the new parcel of land to their nephew. He plans on building one single family dwelling on this property at some point in the future, but not any time soon. Mr. Mastic informed the applicant that a building permit will be needed before any building can begin.

It was acknowledged that a SEQRA is required. Mark Hamilton made a motion to deem The Town of Peru as the Lead Agency and declared this as an unlisted action. Peter Stone seconded the motion and the motion carried with six votes.

Roll Call: Garret Mastic, Chair – Y ; Peter Stone – Y ; Daniel Hamilton – Y ; Mark Hamilton – Y ; Robert LePage – Y ; Jerry McGovern – Y

Mr. Mastic went over the SEQRA and the Board concurred there are no negative impacts. Peter Stone motioned to declare a negative declaration. Robert LePage seconded the motion and the motion carried with 6 votes.

Roll Call: Garret Mastic, Chair – Y ; Peter Stone – Y ; Daniel Hamilton – Y ; Mark Hamilton – Y ; Robert LePage – Y ; Jerry McGovern – Y

Motion: Mark Hamilton motioned to approve the 1-lot minor subdivision as submitted. Peter Stone seconded the motion and the motion carried with six votes.

Roll Call: Garret Mastic, Chair – Y ; Peter Stone – Y ; Daniel Hamilton – Y ; Mark Hamilton – Y ; Robert LePage – Y ; Jerry McGovern – Y

Any Further Business:

1. **P-2026-001 – 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, 2.3, 12, 13.1, 13.3 (Was left open for fact finding)**

(Not verbatim) Around 11:40am on March 11th, 2026, The Board was formally notified that this application was being withdrawn by Kyle Boswick from the Valcour Marina. This matter is coming off the agenda, as they no longer need the site plan review. Mr. Mastic opened the floor to the Public for comment. There was much discussion as to whether or not a site plan is actually needed. According to the Marina, they are not going to expand past their existing APA permit limit allowances. The APA is planning on doing a site visit and continues to follow-up on this permit. The portion of this meeting allowed the public to ask many questions and receive answers from the Board on this matter. Nonconforming use zoning laws were discussed further at this time. Mr. Mastic closed the public hearing portion of the meeting for this matter.

CEO Report for February 2026, given by the Code's Officer, Duane Bibeau:

1. 16 Building Permits issued
2. \$2,806.25 in fees collected
3. Attended Town Board, Planning Board and ZBA Meetings
4. 2 Certificates of Compliance issued
5. Continued inspections on open permits
6. Review of plans for new construction
7. Met with applicants on future construction projects
8. Phone calls with applicants, engineers and architects for future projects
9. Returned emails regarding future projects
10. Issued 0 Order to Remedy violations
11. Continued classes for required current trainings

Adjournment:

Mark Hamilton motioned to adjourn the meeting at 7:02 PM. Robert LePage seconded the motion and the motion carried with six votes.

Roll Call: Garret Mastic, Chair – Y ; Peter Stone – Y ; Daniel Hamilton – Y ; Mark Hamilton – Y ; Robert LePage – Y ; Jerry McGovern – Y

Christie Crawford
4-8-26