

Planning Board Meeting  
 Wednesday, May 13<sup>th</sup>, 2026  
 Call to Order at 6:02 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		
Patrick McFarlin	X		
Justin Wilson, Alt.		X	
Alison Webbinaro, Alt.		X	
Duane Bibeau, Codes Officer	X		
Matthew Favro, Esq.		X	

Approval of April, 2026 Minutes

**Comments:** Garrett Mastic, Chair, shared with the Board the minutes from the last meeting.

Mr. Mastic asked if the other Board Members had any changes, correction, deletions or additions. The Board Members did not have any suggestions on this matter.

**Motion:** Peter Stone, Vice Chair, made a motion to approve the minutes as submitted. The motion was seconded by Robert LePage and the motion carried with 7 votes.

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

Open Floor to Public Hearing

Garrett Mastic praised the Board and the Codes Office for their impeccable work flow and making sure procedure is followed correctly. Things are running smoothly and everyone is doing great. Peter Stone led April’s meeting very well and everyone appreciates his leadership and hard work.

**Applications:**

- a. **File # P-2026-005 – Sign Review – Parcel ID# 258.-2-2.3 – 4016 Route 9 – Flip Flops on the Dock**  
– Remove existing sign and build a new 5’X5’ sign on 8 ft. posts to advertise for the restaurant, Flip Flops on the Dock.

Corey Trombley, a member of the community, made it known that the APA has stated in writing that there shall be no expansion or changes made to the Marina restaurant at this time without APA approval.

Tristan Vaughan, the applicant representing the sign review request, explained that there is an existing sign up currently, so they are just replacing that like for like. The material used will be wood and although they are replacing the posts, the new ones will go in the same exact spot as the current ones. The sign itself will be going from 4’X4’ to 5’X5’, but the old one was hanging with the extra space around it that will now be utilized.

The Board asked what type of lighting they plan to use for the sign. Section 327.1.f. of Peru Zoning Law states “Lighting shall consist of downcast shielded light fixtures, not ground mounted spotlights.” The lights will need to come out on some sort of mast and shine down onto the sign. Currently, there are solar lights powering the lights. The applicant plans to run underground power from the restaurant to power the new lights. This will trigger a need for an electrical inspection to be conducted by a certified 3<sup>rd</sup> party electric inspection company.

This application was referred too and approved by Clinton County Planning Board on May 6<sup>th</sup>, 2026. The Peru Town Planning Board agreed that some conditions need to be met in order to keep their approval. It was said to ensure the sign doesn’t get any closer to the road. If the lights are powered by electricity, the applicant must supply the electrical inspection results to the Codes Office. The applicant needs to supply the Codes Office with a copy of the lease agreement between Flip Flops on the Dock and the owner, Lake Champlain Transportation (LCT) or a letter from LCT stating they agree to the sign change. The applicant MUST also get APA approval and submit proof of approval to the Town of Peru Codes Office before moving forward with this project.

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 7 votes.

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

Mr. Mastic went over the SEQRA and the Board concurred there are no negative impacts.

Patrick McFarlin motioned to declare a negative declaration. Peter Stone seconded the motion and the motion carried with 7 votes.

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

**Motion:** Patrick McFarlin motioned to approve the sign application as submitted as long as conditions are met in a timely manner. Peter Stone seconded the motion and the motion carried with 7 votes.

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

- b. **File # P-2026-006 – Site Plan Review – Parcel ID# 257.-1-10.1 – William Hendrie at 16 Rockwell Rd.** – Occupant seeks to operate a motor vehicle repair shop on the 3.54 acre property with a 2’X2’ sign attached to the garage.

William Hendrie was previously approved to operate a motor vehicle repair shop by the Town of Peru Planning Board about a year ago. Mr. Hendrie did not get fully licensed by the state after the meeting because he thought he was moving to North Carolina. Because the approval conditions were not met, this canceled out his prior approval. Now that he has decided to stay at his current location, he plans to get licensed by the state pending the Planning Board’s approval.

William Hendrie stated that the proposed number of vehicles he’ll have for repair will be 3 or 4 at a time. He plans to have separate parking for repaired cars with a limited view from the road and his neighbors. This business will require no additional lighting, but he will be mounting a 2’X2’ sign on the side of his garage. His anticipated hours of operation are 9a to 5p, so he will cause no extra nighttime noise. Robert LePage asked what his plans are for used tires and batteries while operating this business. Mr. Hendrie stated that O’Reilly gives credit for used vehicle parts that can be used towards new parts. He will bring the tires to the dump or pay to have tires removed and disposed of.

This application was referred too and approved by Clinton County Planning Board on May 6<sup>th</sup>, 2026. The Peru Town Planning Board agreed to approve this application pending DEC compliance and with the condition that Mr. Hendrie gets licensed by New York State and provides proof to the Town of Peru Codes Office as soon as possible. Another condition of this approval is that the total number of cars on the property, repaired or being worked on will be no more than 10 cars max.

It was acknowledged that a SEQRA is required. Jerry McGovern made a motion to deem The Town of Peru as the Lead Agency and declared this as an unlisted action. Patrick McFarlin seconded the motion and the motion carried with 7 votes.

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

Mr. Mastic went over the SEQRA and the Board concurred there are no negative impacts. Mark Hamilton motioned to declare a negative declaration. Peter Stone seconded the motion and the motion carried with 7 votes.

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

**Motion:** Patrick McFarlin motioned to approve the site plan review application as submitted as long as conditions are met in a timely manner. Peter Stone seconded the motion and the motion carried with 7 votes.

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

**Any Further Business:**

- a. **File # P-2026-004 – Site Plan Review – Parcel ID#s 290.-1-26.21 (& 302.-1-11) Justin & Kristie Hugus at 741 Allen Hill Rd.** – Owners propose to operate an archery training and practice facility as a major “home based business” as defined in the Town of Peru Zoning Ordinance. Operations will include indoor instruction and outdoor target practice.

Justin Hugus was present to speak about his proposed application. An archery workshop which would include adjusting and teaching people how to shoot bows and the practical aspect of shooting at fixed targets on the property. This is an adjusted application after the meeting with Town of Peru Zoning Board that took place last month. This is the suggested direction for now, but they do hope to return to their initial intentions of the property in the future. They hope to continue to work with the Town of Peru to make their original goals possible. Garrett Mastic encouraged Justin Hugus to give his input to the Town so the Peru’s Zoning Law can be improved and revised. We need community members’ input in order to make a new law that works for everyone and helps Peru grow stronger and more efficient.

The parking area will be gravel and the natural tree growth will block site of parked vehicles from the road. There is no proposed cutting or clearing for this project. The applicant intends to get 2 Porta-Potties during the archery events, which will only be 4 or 5 times per year. There will be safety rules in place at all times to ensure everyone’s safety. They will be insured through the US Archery Program. There will be no tents and only temporary signage that will come down after the event.

This application was referred to and approved by the Clinton County Planning Board on May 6<sup>th</sup>, 2026. A condition for their approval set by the Town of Peru Planning Board is that the applicants contact the APA and let them know their new plans for this major at home business. When they receive APA approval, they need to submit proof to the Town of Peru Codes Office.

It was acknowledged that a SEQRA is required. Robert LePage 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 7 votes.

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

Mr. Mastic went over the SEQRA and the Board concurred there are no negative impacts. Patrick McFarlin motioned to declare a negative declaration. Mark Hamilton seconded the motion and the motion carried with 7 votes.

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

**Motion:** Peter Stone motioned to approve the site plan review revised application as submitted as long as conditions are met. Mark Hamilton seconded the motion and the motion carried with 7 votes.

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

b. **Patrick McFarlin-** Position change from alternate to full-time Planning Board Member.

**Motion:** Mark Hamilton made a motion to approve this position change. The motion was seconded by Peter Stone 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; Patrick McFarlin – Abstaining

### **CEO Report for April 2026**

- 16 Building Permits issued
- \$1,293.20 in fees collected \*
- Attended Town Board, Planning Board and ZBA Meetings
- Received 2 Planning Board Applications
- Received 0 Zoning Board Applications
- 15% of time spent on Marina Project
- 24 Certificates of Compliance issued
  - 20 Of which were for permits from 2021-2025
- 55 Inspections completed
- Continued inspections/site visits on open permits
- Review of plans for new construction
- Met with applicants on future construction projects
- Phone calls with applicants, engineers and architects for future projects
- Returned emails regarding future projects
- Issued 4 Order to Remedy violations/Apparent Violation Notices
- Continued 2 weeks of classes for required trainings

\*There was a change made to the CEO report for April 2026 after the meeting was held. There was actually \$2568.20 in fees collect, but this was not discovered until after the meeting.\*

Mr. Bibeau discussed the progress being made with closing out old permits from prior years.

Peter Stone commented on the storage facility located at 13 Town Park Rd. that was previously approved by the Planning Board with conditions on December 13<sup>th</sup>, 2023. He states the facility has still not fenced off the section on the back side of the Dollar General, which he thought was a stipulation of their approval. Duane Bibeau, the Code Enforcement Officer, assured the Board that he will look into this to confirm the conditions made for approval. The findings will be discussed and shared with the Board at the next Planning Board meeting.

Garrett discussed the potential of zoning law changes. Because we are having a tough time getting grants for this, Garrett has been speaking with others about potentially getting a committee of volunteers together to get this accomplished. Peru's current Zoning Laws were

written in 2013, so an updated version would be beneficial to everybody. Garrett requested everyone's input when it comes time to change the current zoning laws.

**Motion:** Patrick McFarlin made a motion to approve and accept the CEO report as submitted. The motion was seconded by Peter Stone and the motion carried with 7 votes.

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

**Public Comment:**

There was some public comment on the contract agreement that was signed on 4/13/2026 between the Town of Peru and Lake Champlain Transportation. Teresa Larsen, a community member, questioned the responsibilities of the Planning Board. She feels that the agreement the Town Board created was out of their scope of power and should have been the Planning Board's decision or at the very least should have been kicked to The Department of State. Garrett explained that the Planning Board's job is to review files and applications that are brought in front of them. They have no control over what the Town Board does or decides. Mark Hamilton excused himself because he is a volunteer, not a paid lawyer, whom should be handling this matter. The contract was created by Town attorneys, which is beyond the scope of the volunteers on the Planning Board committee.

**Adjournment:**

Patrick McFarlin motioned to adjourn the meeting at 7:07 PM. 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 – Excused himself; Robert LePage – Y; Jerry McGovern – Y; Patrick McFarlin – Y

*Christine Crawford*  
6/11/26