

Planning Board Meeting
Wednesday, June 10th, 2026
Call to Order at 6:00 PM

<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	

Pledge of Allegiance

Approval of May, 2026 Minutes:

Comments: Garrett Mastic 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: Mark Hamilton made a motion to approve the minutes as submitted. The motion was seconded by Robert LePage and the motion carried with 4 votes.

Roll Call: Garret Mastic, Chair – Y; Daniel Hamilton – Y; Mark Hamilton – Y; Robert LePage – Y

Open Floor to Public Hearing

There was no public comment about the applications on the agenda.

Applications:

- a. **File # P-2026-007 – Minor 2-Lot Subdivision – Parcel ID# 267.-1-3.23 – Robert Wright at 392 John Boswell Rd** – APPLICANT SEEKS TO SPLIT LOT INTO 2 SUBDIVISIONS. LOT #1 = 19.4 ACRES, RETAINED. LOT #2 = 1.5 ACRES AS A GIFT FOR THEIR SON, TANNER WRIGHT.
APPLICANT SEEKS CONDITIONAL APPROVAL CONTINGENT ON APA PERMIT.

Due to the size of the proposed lot #2, Garrett Mastic reached out to the APA to ensure it wasn't going to be an issue. The APA assured him that this isn't uncommon and they go more by the density of the area. APA zoning doesn't have a "minimum lot size", so they just need to follow agency regulations. It was agreed that the Peru Town board would approve this minor 2-lot subdivision pending APA approval. If the APA denies the application, the applicants will need to adjust their plan and resubmit an approval request from the Peru Town Planning Board. This conditional approval also requires the applicants to submit proof of the APA approval to the Town of Peru Codes Enforcement Office as soon as it's received by the applicants.

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. Robert LePage seconded the motion and the motion carried with 5 votes.

Roll Call: Garret Mastic – Y; Peter Stone – Y; Daniel Hamilton – Y; Mark Hamilton – Y; Robert LePage – 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 5 votes.

Roll Call: Garret Mastic – Y; Peter Stone – Y; Daniel Hamilton – Y; Mark Hamilton – Y; Robert LePage – Y

Motion: Mark Hamilton motioned to approve the 2-lot subdivision application as submitted. Robert LePage seconded the motion and the motion carried with 5 votes.

Roll Call: Garret Mastic – Y; Peter Stone – Y; Daniel Hamilton – Y; Mark Hamilton – Y; Robert LePage – Y

Any Further Business:

There was no further business at this point in time.

CEO Report:

Codes Enforcement Office Report
May 2026

- 26 Building Permits issued
- \$1799.40 in fees collected
- Attended Planning Board Meeting
- Received 1 Planning Board Applications
- Received 0 Zoning Board Applications
- 25% of time spent on Marina Project
- 22 Certificates of Compliance issued
 - 13 Of which were Permits From 2022-2025
- 24 Inspections completed by DB
- Continued inspections/site visits on open permits
- Review of plans for new construction
- Met with applicants on future construction projects
- Phone calls and emails with applicants, engineers and architects for future projects
- Received 2 new complaints
 - Issued Apparent Violation Notices & continued to work towards resolving all violation complaints
- Continued classes for required trainings

- *See attachment for actual minutes* Brought up at previous Planning Board Meeting: **P-2023-020: SPR for (269.-1-39) 13 Town Park Rd. Storage Facility owned by WJB Properties LLC.** Stipulations state: "The fence and buffer of plants will be extended along the driveway on the south side between the driveway and the Remillard residence." No other fencing was required for this approval, so it appears this condition has been met.

The board agreed that the current fencing is in fact compliant with what the minutes state as required.

Teresa Larsen, a member of the community, asked questions about the Marina Project. Duane Bibeau, Town of Peru Codes Officer, informed her that Michael Pratt, from Code Navigation Services LLC, is currently handling all Marina business at this point. He has issued a few permits for the Marina thus far regarding windows, siding and things of that nature. The agreement between the Town of Peru and Lake Champlain Transportation stated that LCT had to obtain permits for certain construction they had previously completed without proper permits. The Marina restaurant, Flip Flops on the Dock, was issued a temporary certificate of occupancy by Mr. Pratt that will run out on June 12th, 2026 if all required documents/information isn't submitted before that time. Teresa Larsen asked if there has been any update on the bigger issues/concerns like the pouring of concrete on the shoreline and electrical. Town of Peru Codes Office has no knowledge of any new issued permits from any other agencies. Duane Bibeau

stated that the last time he spoke to Cory Maggie from the APA, he was told that the APA is still investigating the Marina and they will be on site of the Marina on Monday, June 15th, 2026 with a biologist to determine environmental impacts. Teresa Larsen asked if a site plan review application had been submitted by LCT, since the cutoff date stated in the LCT/Town of Peru agreement is June 10th, 2026. Duane has not received an application from LCT at this point, but he cannot be sure that Mike Pratt hasn't. She asked if Duane would be revoking the certificate of occupancy given to the Marina restaurant if they don't meet the deadline stated in the agreement. Duane assured Mrs. Larsen that there will be a meeting between Craig Randall, Town Supervisor, Mike Pratt, and the Town's attorney to determine a plan as to what will happen if they don't uphold their end of the agreement. However, he does not have an answer as of right now.

Motion: Mark Hamilton made a motion to approve and accept the CEO report as submitted. The motion was seconded by Peter Stone and the motion carried with 5 votes.

Roll Call: Garret Mastic – Y; Peter Stone – Y; Daniel Hamilton – Y; Mark Hamilton – Y; Robert LePage – Y

Adjournment:

Motion: Mark Hamilton motioned to adjourn the meeting at 6:22 PM. Peter Stone seconded the motion and the motion carried with 5 votes.

Roll Call: Garret Mastic – Y; Peter Stone – Y; Daniel Hamilton – Y; Mark Hamilton – Y; Robert LePage – Y

8/13/26
Craig Randall
Town Supervisor