

Planning Board Meeting
Wednesday, September 9th, 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		
Patrick McFarlin	X		
Justin Wilson, Alt.		X	
Alison Webbinaro, Alt.		X	
Duane Bibeau, Codes Officer	X		
Matthew Favro, Esq.		X	

Approval of August 12th, 2026 Meeting 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: Peter Stone made a motion to approve the minutes as submitted. The motion was seconded by Patrick McFarlin and the motion carried with 5 votes.

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

Open Floor to Public Hearing

Garrett informed the applicants that there is not a full board, but there is enough for a quorum. The applicants agreed they would like to continue with that acknowledgement.

Applications:

- a. **File # P-2026-009 – Minor 2-Lot Subdivision – Parcel ID# 278.-1-2.7 – 292/384 Patent Rd – Chip & Stephanie Blair – DEVELOP A 2.789 ACRE PARCEL AT THE CORNER OF PATENT ROAD AND MANNIX ROAD FOR A SINGLE FAMILY DWELLING.**

Mr. Mastic informed the board that we recently received the APA permit allowing this subdivision and placement of a double wide manufactured home and waste water treatment system on the property. We also have the approved septic plans from Clinton County Health Department and required engineer maps.

Howard Plumadore, a neighbor, voiced his concerns regarding the project. He stated that when the previous owner put the existing slab on the property, it stirred up silt and contaminated his well. He had to have a new sleeve put into his well. He states there should be no sewer on that property within 1000 feet of the Mannix road because it's in the wetlands. Mr. Plumadore wants to know who will be paying to replace his well when it becomes contaminated again due to this project. He said he will be providing a sample of his water before and after this project takes place.

John Rock, a neighbor, also expressed displeasure with the proposed project because of his well becoming contaminated. There is a long history of issues with neighbors and this parcel. Mr. Rock submitted prior APA rulings and determinations to the Codes Office prior to the meeting. However, that is for the APA and DEC to decide whether or not this impacts wetlands and for the county to decide if the septic is to be approved, which it was. Mr. Rock had issues when the area was being logged and driven on over 20 years ago. It sounds like Mr. Rock's main concern is with people driving through the area, which is wetlands, so there are rules and regulations for this matter that would be governed by the DEC, not the Town of Peru.

Chip Blair spoke on behalf of his application. He stated the updated septic, which is three times the cost of a regular one, is being placed where none of these concerns will be an issue. The project follows all required setbacks. The previous owner did not follow proper procedures when installing the septic, hence why there was an issue and he was forced to remove it. Mr. Blair states he will follow all required procedures when placing the new septic and building thereafter.

The Planning Board determines that the proposed action is subject to the Class A and Class B regional-project jurisdiction of the Adirondack Park Agency and is therefore classified as a Type II action pursuant to Environmental Conservation Law §8-0111(5)(c) and 6 NYCRR §617.5. Accordingly, no further procedural review under SEQR is required.

Motion: Patrick McFarlin made a motion to acknowledge that a SEQR is not required. Peter Stone seconded the motion and the motion carried with 5 votes.

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

Motion: Peter Stone motioned to approve the minor 2-lot subdivision application as submitted. Daniel Hamilton seconded the motion and the motion carried with 5 votes.

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

Any Further Business:

Nick Leroux from Leroux Enterprises asked the Board to conduct a sketch plan review of his proposal. Mr. Leroux went in front of the Planning Board in 2011 and got approval to add another fuel tank for his business. Then a building permit was issued in 2015 for this addition. Mr. Leroux expressed the need for more capacity so is seeking to add yet another fuel tank, however, this one would be 30k gallons. This would bring the total number of tanks to 4. Currently, there are 2 smaller tanks in the first row and one larger tank in the 2nd row. The proposed 4th tank will be in the 3rd row. Due to the type of construction that is needed, waiting another month to go in front of the board would make completion before winter very unlikely. This project is an expansion greater than 500 square feet, but it has minor to no impact on neighboring properties. There is an imminent need for this proposed project.

Therefore, the Board can determine that only this preliminary site plan is required. See referenced law below. Garrett goes over this law with the Board.

A building permit is required for this project and the Codes Officer will conduct regular inspections, as normal. This project will be subject to all state and local codes and regulations. The DEC will also oversee the finished tank by issuing them a permit and adding the tank to the registry. The applicant will submit DEC approval to the codes office when it is received.

Town of Peru Zoning Ordinance 401.3.3 – Sketch Plan Review – “For smaller projects that are determined to have minor or no impact on neighboring properties, the Planning Board may determine that a Preliminary Site Plan may not be required and that the Site Plan review process is complete. “

Motion: Patrick McFarlin motioned to declare that only a Preliminary Site Plan is required for this project and that the Site Plan review process is complete. Peter Stone seconded the motion and the motion carried with 5 votes.

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

CEO Report

Codes Enforcement Office Report August 2026

- 15 Building Permits issued
- \$4,627.50 in fees collected
- Attended Town Board Meeting and Planning Board Meeting
- Received 1 Planning Board Applications
- Received 0 Zoning Board Applications
- 20% of time spent on Marina Project
- 32 Certificates of Compliance issued
 - 20 Of which were Permits From 2024-2025
- 71 Inspections completed TOTAL
 - 65 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 0 new official complaints
 - Issued Apparent Violation Notices & continued to work towards resolving all violation complaints

Duane Bibeau, Codes Enforcement Officer, has also enrolled in online training to receive his drone pilot license to assist in future inspections. Patrick McFarlin expresses concerns with the footage usage and who will have access to it. Mr. Bibeau states the info will only be shared with the Town, not outside parties. Mr. Bibeau plans to have the Town purchase a new drone by adding it into the budget in the future.

Motion: Garrett Mastic made a motion to approve and accept the CEO report as submitted. The motion was seconded by Patrick McFarlin and the motion carried with 5 votes.

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

Adjournment:

Motion: Garrett Mastic motioned to adjourn the meeting at 6:33 PM. Patrick McFarlin seconded the motion and the motion carried with 5 votes.

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