

Betty Corrow, Chair of the Town of Peru Planning Board, called the meeting of Wednesday, May 13, 2009 at 7:00pm, to order.

ROLL CALL:

BETTY CORROW, CHAIR	: PRESENT
RICHARD WILLIAMS, VICE CHAIR	: PRESENT
DALE HOLDERMAN	: PRESENT
MARK ROBINSON	: PRESENT
PETER TROUT	: EXCUSED
DOUGLAS CHASE	: ABSENT
BENJAMIN WRIGHT	: PRESENT
ERIC BLAISE (ALT)	: EXCUSED
ATTY. THOMAS MURNANE	: PRESENT
CEO: PAUL BLAINE	: PRESENT

APPROVAL OF APRIL MINUTES:

MOTION: Mr. Holderman made a motion to approve the April minutes. Second by Mr. Williams.

ROLL CALL: Mr. Holderman – yes, Mr. Williams – yes, Mr. Robinson – yes, Mr. Wright – abstained, Mrs. Corrow - yes.

MOTION CARRIED

PUBLIC HEARING:

**1. MERGE/SUBDIVISION
& SEQR:**

BEVERLY BURL
2-Lot Merge and 3-Lot Subdivision at 787 Mannix Rd.

Mr. Wright stated that he reviewed the application and the property. Mr. Wright stated that the property appears to meet all of the regulations. Mr. Murnane stated that Mrs. Burl plans on merging parcels 278.-1-5.2 and 278.-1-5.1, and then subdividing it into three separate parcels with 2 lots having 254ft. of road frontage and the third having 392ft. of road frontage. Mr. Blaine stated that there are some wet lands however it will not affect the subdivision and it does appear to meet the zoning requirements. Mr. Blaine stated that the application has received approval from the APA for the project.

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MOTION: Mr. Holderman moved to declare this an unlisted action and name the Town of Peru Planning Board as lead agency. Second by Mr. Wright.

ROLL CALL: Mr. Holderman – yes, Mr. Williams – yes, Mr. Robinson – yes, Mr. Wright – yes, Mrs. Corrow - yes.

MOTION CARRIED.

MOTION: Mr. Williams moved to declare this a negative declaration. Second by Mr. Holderman.

ROLL CALL: Mr. Holderman – yes, Mr. Williams – yes, Mr. Robinson – yes, Mr. Wright – yes, Mrs. Corrow - yes.

MOTION CARRIED.

MOTION: Mr. Williams made a motion to approve the application for the merge as proposed.

Second by Mr. Wright.

ROLL CALL: Mr. Holderman – yes, Mr. Williams – yes, Mr. Robinson – yes, Mr. Wright – yes, Mrs. Corrow - yes.

MOTION CARRIED.

MOTION: Mr. Williams made a motion to approve the application for the subdivision as proposed.

Second by Mr. Holderman.

ROLL CALL: Mr. Holderman – yes, Mr. Williams – yes, Mr. Robinson – yes, Mr. Wright – yes, Mrs. Corrow - yes.

MOTION CARRIED.

2. SITE PLAN REVIEW:

RICK QUERO

Site Plan Review for Storage Buildings on Dashnaw Rd.

Mr. Blaine stated that Mr. Quero is proposing to have a self-storage facility. Mr. Blaine stated that an application similar to the proposed project in the same location had been brought before the Planning Board previously and it had been approved. Mrs. Corrow asked Mr. Quero what the changes are going to be from the previous application. Mr. Quero stated that it had been approved as a wooden structure and now they are proposing steel. The structures had been approved to run east to west now they are proposing to place them north to south, and instead of having 20ft between each structure they decided to go with 25ft. Mr. Quero stated that the buildings will be earth tone colors to make it aesthetically pleasing such as beige, green, and brown. Mr. Wright asked if the circles on the map indicated a hedge. Mr. Quero stated that they do plan on placing screening such as shrubs around it. Mr. Wright asked if it would be fully paved. Mr. Quero stated that the site will be gravel. Mr. Wright asked if there would be any climate control for the sheds. Mr. Quero stated that there would not be, it would just be for basic storage. Mrs. Corrow asked what type of lighting they would have and where it would be located on the building. Mr. Quero stated that the lights would be down cast lighting and would be both on the ends and in between the storage sheds. Mr. Wright asked if for security purposes, if the buildings would be fenced in. Mr. Quero stated that when looking at other storage facilities most were not fenced in and they do not plan to fence theirs in. Mr. Murnane asked Mr. Quero what size the units were going to be. Mr. Quero stated that they were going to have 10x10 storage areas along with 10x20 storage areas. Mr. Williams asked if there was going to be any lighting in each storage unit. Mr. Quero stated that there would not be lighting in the units, just on the outside. Mrs. Corrow asked Mr. Blaine if he had any input on that. Mr. Blaine stated that he had seen them both ways however there can be a security issue with the lights being placed on the inside. Mr. Robinson asked if they planned on keeping the lights on all night long. Mr. Quero stated that the security lights would probably be placed on automatic or be motion activated. Mr. Williams asked if

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the numbers of each unit would be placed on the door. Mr. Quero stated that the numbers would either be directly on the door or just over the door. Mr. Robinson asked what the signage would be. Mr. Quero stated that as of right now they are not requesting to have a sign however if the business is not running as well as they expect then they would return in front of the board for sign approval. Mr. Robinson asked how much the units would rent out for. Mr. Quero stated that the larger shed would rent anywhere between \$80-\$100 and the smaller ones would rent from \$60-\$80. Mr. Murnane asked if along with downward cast lighting if the lights would be motion detectors or if they would be left on all night. Mr. Quero stated that the lighting would probably be dusk to dawn lighting. Mr. Wright asked if there was going to be any pole lighting or if they would strictly be mounted to the facilities. Mr. Quero stated that preferably the lighting would just be located on the buildings. Mr. Robinson stated that he had noticed before that the land is in a wet area. Mr. Blaine stated that there are no wetlands located on the parcel, however it is a lower parcel and Mr. Quero is going to bring fill in to raise the level of the land. Mr. Robinson asked if they had any idea as to how much fill they would be bringing in on the parcel. Mr. Quero stated that they would use anywhere from 500-1000 yards of fill to bring it to the needed grade.

MOTION: Mr. Holderman moved to approve the application with the condition that the units be beige and green, the lighting be dusk to dawn down cast lighting, there be proper hedge screening, the buildings be clearly marked, and they must come before the board for approval for a sign. Second by Mr. Wright.

ROLL CALL: Mr. Holderman – yes, Mr. Williams – yes, Mr. Robinson – yes, Mr. Wright – yes, Mrs. Corrow - yes.

MOTION CARRIED.

**3. SUBDIVISION
& SEQR:**

NORMAND BLAINE
3-Lot Subdivision at 769 Lapham Mills Rd.

The Code Enforcement Officer stated that the parcel is located on Lapham Mills Rd and it does have a fair amount of frontage and the parcel is 37.8 acres. The Code Enforcement Officer stated that there is a stream that borders the south parcel boundary. Mr. Blaine stated that Lot 1 is sold pending approval of the board, Lot 2 will be for sale pending approval of the board and Lot 3 he is going to keep. Mr. Robinson asked as far as elevation, what the land is like along the river. Mr. Petrashune stated that on Lot 3, it is about a 30 foot drop to the river. Mr. Williams stated that the eastern side of Lot 3 gently slopes down toward the river.

MOTION: Mr. Williams moved to declare this an unlisted action and name the Town of Peru Planning Board as lead agency. Second by Mr. Holderman.

ROLL CALL: Mr. Holderman – yes, Mr. Williams – yes, Mr. Robinson – yes, Mr. Wright – yes, Mrs. Corrow - yes.

MOTION CARRIED.

MOTION: Mr. Holderman moved to declare this a negative declaration. Second by Mr. Williams.

ROLL CALL: Mr. Holderman – yes, Mr. Williams – yes, Mr. Robinson – yes, Mr. Wright – yes, Mrs. Corrow - yes.

MOTION CARRIED.

MOTION: Mr. Williams made a motion to approve the application. Second by Mr. Wright.

ROLL CALL: Mr. Holderman – yes, Mr. Williams – yes, Mr. Robinson – yes, Mr. Wright – yes, Mrs. Corrow - yes.

MOTION CARRIED.

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ANY FURTHER BUSINESS:

Mr. Quero stated that he and Mr. Gordon had purchased a parcel on Bear Swamp Rd. between Yarborough Square and Chases and they would like to extend the sewer and water district. Mr. Blaine stated that Mr. Quero had asked about extending the sewer and water district before the meeting so he suggested to Mr. Quero that the board may consider and make a recommendation to the Town Board. Mr. Murnane asked how far the water district goes currently. Mr. Quero stated that he believes it goes to Dashnaw Rd. and the sewer may end there as well. Mr. Murnane stated that Mr. Quero is looking for a recommendation from the Planning Board to the Town Board to extend the water and sewer district. Mrs. Corrow asked Mr. Quero what they are anticipating placing on the lot they had purchased. Mr. Quero stated that they are going to be submitting a proposal to the Zoning Board of Appeals for a 3 phase project. The first phase being a touch less car wash, the second phase placing a franchise on the front part of the parcel and the third phase they would place something else on the back of the parcel.

MOTION: Mr. Holderman made a motion to submit a letter of recommendation to the Town Board to extend the water and sewer district to the western side of the Northway and the north boundary of the Gibson property on Dashnaw Rd.. Second by Mr. Wright.

ROLL CALL: Mr. Holderman – yes, Mr. Williams – yes, Mr. Robinson – yes, Mr. Wright – yes, Mrs. Corrow - yes.

MOTION CARRIED.

Mrs. Corrow stated that the Town Board has not acted on Doug Chase and he has not taken his oath of office. Mrs. Corrow stated that she had spoke with him, he stated he was going to make a decision by January. Mrs. Corrow stated that she has called and left several messages for him and she has not heard from him since. Mr. Murnane stated that he believes the Planning Board should make a recommendation to the Town Board to write a letter to Mr. Chase indicating his non-appearance and because he did not take his oath of office that the town is viewing that as he resigned and thank him for his service.

MOTION: Mr. Wright made a motion to submit a letter of recommendation to the Town Board that a letter thanking Mr. Chase for his service and that Eric Blaise be appointed as a full time member. Second by Mr. Robinson.

ROLL CALL: Mr. Holderman – yes, Mr. Williams – yes, Mr. Robinson – yes, Mr. Wright – yes, Mrs. Corrow - yes.

MOTION CARRIED.

Mrs. Corrow stated that she was contacted by a neighbor who lives next to Pasquales Restaurant requesting that she mention to the board, that at the last Zoning Board of Appeals meeting the restaurant was approved to have a retaining wall to increase their parking. Mr. Blaine stated that the Zoning Board had approved a variance for a retaining wall at Pasquales Restaurant, one foot from the property line. Mrs. Corrow asked if the approval went against anything that the Planning Board had approved for the Site Plan Review. Mr. Blaine stated that it is a structure but they did not change the parking. Mr. Holderman stated that in his opinion it is changing Site Plan Review because they are bringing the parking lot right up to the neighbor's property. Mr. Wright asked if Mr. Bazzano has thought about the drainage of the property. Mr. Blaine stated that because they are leveling the property and it will no longer be slopped toward the neighbor's property, the drainage onto the neighboring parcel will be less. Mr. Murnane stated that because the site plan has changed slightly he feels the board should review it again.

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MOTION: Mr. Holderman made a motion to contact Mr. Bazzano for further Site Plan Review. Second by Mr. Robinson.

ROLL CALL: Mr. Holderman – yes, Mr. Williams – yes, Mr. Robinson – yes, Mr. Wright – yes, Mrs. Corrow - yes.

MOTION CARRIED.

Mrs. Corrow stated that if the Town Board approves to remove Mr. Chase from the Planning Board and make Mr. Blaise a full time member, then we should advertise for the two open alternate positions.

CEO REPORT:

Mr. Blaine stated that the permits are almost the same as last year however construction of homes are down.

ADJOURNMENT:

All moved for Adjournment.

Date filed with Town Clerk _____