

Betty Corrow, Chair of the Town of Peru Planning Board, called the meeting of Wednesday, June 10, 2009 at 7:00pm, to order.

**ROLL CALL:**

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

**APPROVAL OF MAY MINUTES:**

**MOTION:** Mr. Wright made a motion to approve the May minutes. Second by Mr. Williams.

**ROLL CALL:** Mr. Holderman – yes, Mr. Williams – yes, Mr. Trout- abstained, Mr. Blaise – abstained, Mr. Wright - yes, Mrs. Corrow - yes.

**MOTION CARRIED**

**PUBLIC HEARING:**

- SUBDIVISION/MERGE & SEQR:** JOHN KELLEY  
2-lot subdivision and merge at 576 Calkins Road

Mr. Trout stated that Mr. Kelley would like to purchase the back half of his neighbor's property to merge with his own and build a garage on it to store his vehicles. Mr. Trout stated that the front lot, as is, does not meet zoning because it does not have enough area. Mr. Trout stated that it needs 37,500 sq. ft. to meet zoning therefore the proposed location for the lot line would have to be moved farther back.

**PLANNING BOARD MEETING  
WEDNESDAY, JUNE 10, 2009**

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

**ROLL CALL:** Mr. Holderman – yes, Mr. Williams – yes, Mr. Trout- yes, Mr. Blaise – yes, Mr. Wright - yes, Mrs. Corrow - yes.

**MOTION CARRIED**

**MOTION:** Mr. Holderman moved to declare this a negative declaration. Second by Mrs. Corrow.

**ROLL CALL:** Mr. Holderman – yes, Mr. Williams – yes, Mr. Trout- yes, Mr. Blaise – yes, Mr. Wright - yes, Mrs. Corrow - yes.

**MOTION CARRIED**

**MOTION:** Mr. Trout made a motion to approve the application contingent upon a survey map being submitted to the Code Enforcement Officer showing a minimum of 37,500 sq. ft for lot one. Second by Mr. Wright.

**ROLL CALL:** Mr. Holderman – yes, Mr. Williams – yes, Mr. Trout- yes, Mr. Blaise – yes, Mr. Wright - yes, Mrs. Corrow - yes.

**MOTION CARRIED**

**MOTION:** Mr. Holderman made a motion to approve a merge of parcel 291.-1-20.42 and the subdivided parcel from 291.-1-20.41 to make it a conforming lot.

Second by Mr. Trout.

**ROLL CALL:** Mr. Holderman – yes, Mr. Williams – yes, Mr. Trout- yes, Mr. Blaise – yes, Mr. Wright - yes, Mrs. Corrow - yes.

**MOTION CARRIED**

**2. SUBDIVISION:**

BRIAN FACTEAU

Extension/Amendment of Preliminary approval

Valley Ridge Subdivision on Route 22

Mr. Lashway stated that in 2006 the applicant came before the Planning Board with the same plans and created a 19 lot subdivision. In 2007 the project stopped progress because the applicant became ill and has since passed away. Mr. Lashway stated that there is one proposed turn around that is opposite of the rest however that can be changed if the board would like that done. Mr. Blaine stated that he had talked to Mr. Farrell, the highway superintendent. Mr. Farrell did not provide a letter to the Board but he stated that he did not have a problem with the turn around. Mr. Blaine suggested that the culverts be removed if driveways are placed in a spot other than where the turn around is located. Mr. Lashway stated that the applicant is looking for preliminary approval for the entire project but would like to finish it in three phases. There was discussion about how the approval of the subdivision should be given. Mr. Blaine suggested looking at section 4.38 in the subdivision regulations. Mr. Wright suggested giving approval of the preliminary plan for the entire subdivision but place a condition on the approval that the applicant must appear before the Planning Board after each phase is completed.

**PLANNING BOARD MEETING  
WEDNESDAY, JUNE 10, 2009**

**MOTION:** Mr. Holderman moved to grant preliminary approval for the application with the following conditions:

- 1) After each phase they must come before the board for final approval.
- 2) Verification of Hammerhead Layout
- 3) Verification of driveway/roadway layout for lots #8 and #19
- 4) Change in Lot Lines #3, #5, and #7 with regard to compliance of road frontage and square footage.
- 5) Clear labeling of Lot #11 frontage on plans
- 6) Approval from DEC, Clinton County Health Department, and New York State DOT
- 7) Architect will add final notations to final plans indicating that the Town of Peru Zoning Board of Appeals granted an area variance for the location of the septic systems on the lots being approved.

Second by Mr. Wright.

**ROLL CALL:** Mr. Holderman – yes, Mr. Williams – yes, Mr. Trout- yes, Mr. Blaise – yes, Mr. Wright - yes, Mrs. Corrow - yes.

**MOTION CARRIED**

**ANY FURTHER BUSINESS:**

Mr. Blaine stated that he has not heard back from the Town Board but he believes that they did not act to remove Mr. Chase from the Planning Board. As Mr. Chase did not take his oath of office the Town Board considers him as removed. Mr. Blaine stated that he believes Mr. Blaise has been appointed as a full member to the Planning Board. Mr. Blaine stated that there are now two vacancies for alternates open on the Planning Board and that the Zoning Secretary would work with Mrs. Corrow to get those advertised. Mr. Blaine stated that the Town Board appointed Tom Powers as council member for the water and sewer district expansion, so maps showing where the Planning Boards proposal to expand the water and sewer district has been submitted to Mr. Powers. Mr. McBrayer was present and stated that he is a member of the Zoning Board of Appeals and he has been working on the new Town of Peru website. Mr. McBrayer stated that if there are any changes that the Planning Board sees that need to be made on the website than they can contact him at his email address.

**CEO REPORT:**

Mr. Blaine stated that there three Planning Board applications for next months agenda and there is a large agenda for the Zoning Board for the month of June. Mr. Blaine stated that there are several permits for smaller projects however for site built and manufactured homes the total number of permits are down.

**ADJOURNMENT:**

**Motion made by Mrs. Corrow.**

**All so moved.**

*Date filed with Town Clerk* \_\_\_\_\_