

Richard Williams, Chairman of the Town of Peru Planning Board, called the meeting of **Wednesday, October 10th, 2012** at 7:00 pm to order.

PLEDGE OF ALLEGIANCE.

ROLL CALL:

RICHARD WILLIAMS, CHAIR	: PRESENT
BENJAMIN WRIGHT, VICE CHAIR	: PRESENT
ADELE DOUGLAS	: PRESENT
JOHN KANOZA	: PRESENT
MARK LUKENS	: EXCUSED
MARK ROBINSON	: PRESENT
KARA MCBRAYER	: PRESENT
ATTY. THOMAS MURNANE	: PRESENT
CEO: FRANK SLYCORD	: PRESENT

APPROVAL of September 2012 Minutes.

MOTION: Mrs. Douglas made a motion to approve the September Minutes. Second by Mrs. McBrayer.

ROLL CALL: Mr. Wright ~ abstains. Mrs. Douglas ~ yes, Mr. Kanoza ~ yes, Mrs. McBrayer ~ yes, Mr. Robinson ~ yes, Mr. Williams ~ yes. **MOTION CARRIED.**

PUBLIC HEARING:

- 1. SITE PLAN REVIEW: MAGNOLIA PROPERTY**
4 Unit Multi-Family Dwelling ~ Davey Dr.

Mrs. Douglas was assigned this application and she went over the application and notes that were provided by the secretary. It was acknowledged this project needed to go before the ZBA for a Special Permitted Use which was heard and approved on 9/19/12 with conditions. Mrs. Douglas referred to the September ZBA Minutes outlining those conditions. It was also noted this was also heard by Clinton County Planning Board on 9/6/12 and was approved with no conditions. It was further noted a SEQR was completed on this project with no negative findings. Mr. Lashway the project surveyor wrote up a narrative which explains the project in detail. Mrs. Douglas referenced this several times during her discussion. It was acknowledged this was very well planned out. Mrs. Douglas went down through the Site Plan Review checklist and it was established the applicant met all the necessary requirements as well as to meet all the conditions set down by the ZBA. It was also acknowledged the applicant has not requested any exterior signs thus there is no issue concerning signage. Paving was discussed briefly and the applicant confirmed his proposition of paving the driveway.

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Parking was also touched upon and it was acknowledged according to the Site Plan and Narrative submitted that each unit will have 2 parking spaces, one is considered the garage and the other is directly in front of each unit. It was also acknowledged each tenant is intended to have one visitor space as well. Garbage was referenced and it was acknowledged according to the Tenant Lease provided by the applicant that each tenant is to keep their garbage tote inside the garage at all times except for on garbage pickup day. Lighting was discussed and it was acknowledged down cast lights will be put on the front and sides of the building to be controlled by the owner. There will not be downcast lights on the back of the units but rather a standard wall mounted for each unit to control. Snow removal was also discussed briefly and the applicant is confident there is plenty of space to put the snow and water runoff is covered in the Site Plan. The size of each unit was mentioned, the applicant stated approximately 1,200 sq. ft. per unit.

MOTION: Mr. Kanoza made a motion to approve the Site Plan as submitted, the written narrative and to note downcast lighting on the easterly side of the building. Second by Mr. Robinson. **ROLL CALL:** Mr. Wright ~ yes, Mrs. Douglas ~ yes, Mr. Kanoza ~ yes, Mrs. McBrayer ~ yes, Mr. Robinson ~ yes, Mr. Williams ~ yes. **MOTION CARRIED.**

2. MERGE: BRIAN MILLETT
2 Lot Merge ~ Peasleeville Rd.

Mr. Millett was present. Mr. Williams explained the application stating Mr. Millett owns two adjoining lots on Peasleeville Rd. and simply wishes to merge them for tax purposes. It was acknowledged Parcel #255.-2-39.21 consists of 10.7 acres which houses his residence and Parcel #255.-2-39.19 consists of 2.1 acres that houses his solar panels. It was further acknowledged that by Mr. Millett merging these two lots we are actually doing away with the 2.1 acre lot which is a pre-existing non-conforming lot which currently only has 95' of road frontage rather than the required 150' as noted in RL-1.

MOTION: Mr. Kanoza made a motion to approve the Merge. Second by Mrs. McBrayer.
ROLL CALL: Mr. Wright ~ yes, Mrs. Douglas ~ yes, Mr. Kanoza ~ yes, Mrs. McBrayer ~ yes, Mr. Robinson ~ yes, Mr. Williams ~ yes. **MOTION CARRIED.**

3. SUBDIVISION & SEQ: ROBERT S. MILLETT
Minor 2 Lot Subdivsion ~ Peasleeville Rd.

Mr. Wright was assigned this application. The survey map that was submitted with the application was looked over. It was acknowledged Mr. Robert S. Millett owns 28.6 acres which houses his primary residence. He wishes to subdivide and convey 3.644 acres to his son Robert A. Millett who intends to erect a single family dwelling for himself. This property is in RL-1 and it meets all the area requirements. It was acknowledged a SEQ was required.

MOTION: Mr. Wright moved to declare this an unlisted action and name the Town of Peru Planning Board as lead agency. Second by Mr. Williams. **ROLL CALL:** Mr. Wright ~ yes, Mrs. Douglas ~ yes, Mr. Kanoza ~ yes, Mrs. McBrayer ~ yes, Mr. Robinson ~ yes, Mr. Williams ~ yes. **MOTION CARRIED.**

Mr. Murnane went over the SEQ; the Planning Board concurred there are no negative impacts.

MOTION: Mr. Wright moved to declare this a negative declaration. Second by Mr. Kanoza.
ROLL CALL: Mr. Wright ~ yes, Mrs. Douglas ~ yes, Mr. Kanoza ~ yes, Mrs. McBrayer ~ yes, Mr. Robinson ~ yes, Mr. Williams ~ yes. **MOTION CARRIED.**

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MOTION: Mrs. Douglas made a motion to approve this application and survey map as submitted. Second by Mr. Kanoza. **ROLL CALL:** Mr. Wright ~ yes, Mrs. Douglas ~ yes, Mr. Kanoza ~ yes, Mrs. Douglas ~ yes, Mr. Robinson ~ yes, Mr. Williams ~ yes. **MOTION CARRIED.**

**4. SUBDIVISION/MERGE DIANE KINNE & DINAH DUCATTE
& SEQR: Minor 2 Lot Subdivision & Merge ~ Patent Rd.**

Mr. Schissler was present representing the applicants. He explained the applicants intend to subdivide and convey 4,999.4 sq. ft., which is actually a triangle shaped piece which is noted on the survey map to their neighbors, Francis and Debra Patoine, for the simple fact that the neighbors have utilized and maintained this section of land since they bought their property many years ago. It was recognized The Patoine's property only has 144.59' of road frontage rather than the required 150'. It was acknowledged that years ago survey maps were not necessarily required by the Codes Office and most likely that was the case when this lot was subdivided out. It was noted all the current buildings are in the proper setbacks. It was acknowledged because this subdivision is actually creating a substandard lot, approval is conditional upon merging it with Parcel #254.-3-17.9 owned by Francis and Debra Patoine. Mr. Schissler acknowledged he understood the process. It was acknowledged a SEQR was required.

MOTION: Mr. William's 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. Wright ~ yes, Mrs. Douglas ~ yes, Mr. Kanoza ~ yes, Mrs. McBrayer ~ yes, Mr. Robinson ~ yes, Mr. Williams ~ yes. **MOTION CARRIED.**

Mr. Murnane went over the SEQR; the Planning Board concurred there are no negative impacts.

MOTION: Mrs. Douglas moved to declare this a negative declaration. Second by Mr. Kanoza.
ROLL CALL: Mr. Wright ~ yes, Mrs. Douglas ~ yes, Mr. Kanoza ~ yes, Mrs. McBrayer ~ yes, Mr. Robinson ~ yes, Mr. Williams ~ yes. **MOTION CARRIED.**

MOTION: Mr. Kanoza made a motion to approve the subdivision as submitted per the survey map and contingent upon the Patoine's merge this newly created lot with their parcel #254.3-17.9. Second by Mr. Robinson. **ROLL CALL:** Mr. Wright ~ yes, Mrs. Douglas ~ yes, Mr. Kanoza ~ yes, Mr. Lukens ~ yes, Mrs. McBrayer ~ yes, Mr. Robinson ~ yes, Mr. Williams ~ yes. **MOTION CARRIED.**

ANY FURTHER BUSINESS:

None.

CEO REPORT:

Mr. Slycord stated the Codes Office has been very busy and productive.

ADJOURNMENT:

Mrs. McBrayer moved for adjournment @ 7:50 p.m.
All so moved.

Minutes Approved: 11/14/12
Date filed with Town Clerk: 11/15/12