

Richard Williams, Chairman of the Town of Peru Planning Board, called the meeting of **Wednesday, January 9th, 2013** 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	: EXCUSED
KARA MCBRAYER	: PRESENT
ATTY. THOMAS MURNANE	: EXCUSED
CEO: FRANK SLYCORD	: PRESENT

APPROVAL of November 2012 Minutes.

MOTION: Mrs. McBrayer made a motion to approve the November Minutes. Second by Mr. Kanoza.

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

PUBLIC HEARING:

- 1. SITE PLAN REVIEW & SEQ:** **R.L. Vallee, Inc.**
Site Plan Review ~ 654 Bear Swamp Rd.

Mr. Williams stated to the applicant that because there is not a full board in attendance they have the option of tabling this application until next month. The applicant declined the offer and wished to proceed. The Planning Board members all concurred that the information presented to them by the applicant was by far one of the best packets they have ever received. Mr. Williams noted this project needed to go before the CCPB and they deemed this a local issue. Mr. Slycord made reference that a portion of the west side of the building does not meet the current side setbacks. It was established that when the building was originally built there were some calculation errors thus the building was built closer to the property line than it should have been but given the fact that the applicant is actually improving the property with this project the Board concurred with Mr. Slycord's decision to simply deem this as a non-conforming pre-existing condition. Mr. Jeffrey Olesky, the Project Engineer from Civil Engineering Associates, Inc. was present as well as Mr. Otto Hansen from R. L. Vallee, Inc.

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Mr. Olesky was asked to explain the main changes to this property. He took the floor and explained the project in detail while going over the submitted Site Plan. He stated the primary changes, which are covered in detail in the cover letter, are the expansion of the building, the addition of one gas pump, creating one main entry door location on the west side of the building, and the addition of a second lane is being added to the Dunkin Donuts drive-thru. Traffic flow was discussed and it was noted the flow in and out of the property will not change. Parking was discussed and the applicant noted one handicap space is designated to be located directly near the new entry location, and pointed out they are providing 37 total parking spaces. Mrs. Douglas referred to the Zoning Ordinance regarding the importance of retaining trees along Bear Swamp Road. After some decision on details of tree species and sizes, it was agreed up that the applicant will plant 3 trees, deciduous in nature, (a species of tree that lose their leaves seasonally), a minimum of 2" in diameter, on the east and west side of the property line at the 40', 50' and 60' mark.

It was acknowledged a SEQR was required.

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

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

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

MOTION: Mrs. McBrayer moved to declare this a negative declaration. Second by Mr. Wright.

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

MOTION: Mr. Kanoza made a motion to approve this application as submitted along with the cover letter with the condition that the applicant remits to the Codes Office a Stamped Final Site Plan depicting the three deciduous trees on the east and west side of the property at the 40', 50' and 60' mark. Second by Mrs. McBrayer. **ROLL CALL:** Mr. Wright ~ yes, Mrs. Douglas ~ yes, Mr. Kanoza ~ yes, Mrs. McBrayer ~ yes, Mr. Williams ~ yes. **MOTION CARRIED.**

ANY FURTHER BUSINESS:

Mr. Slycord made reference that the Codes Office needs the most current information on each member and if any members information has changed to please submit it via email to the Codes Office Secretary.

CEO REPORT:

Mr. Slycord stated he will remit to the board members a quarterly report starting in April 2013 rather than continuing to present a monthly report.

ADJOURNMENT:

Mr. Williams moved for adjournment @ 7:50 p.m.
All so moved.

Minutes Approved: 2/13/13
Date filed with Town Clerk: 2/15/13