

**RESOLUTION
OF THE TOWN BOARD
OF THE TOWN OF PERU**

**Resolution Authorizing Town Supervisor to Execute Agreement with Lake Champlain
Transportation Company (“LCT”)**

The Town Board of the Town of Peru, New York (the “Town”) duly convened in regular session on April 13, 2026, at the Town Hall located at 3036 N. Main St., Peru, New York 12972 does hereby resolve as follows:

WHEREAS, the Town of Peru Zoning Law (the “Zoning Law”) regulates the use of real property located within the Town in order to protect and promote public health, safety, comfort, convenience, economy, aesthetics, general welfare, natural, agricultural and cultural resources of its citizens; and

WHEREAS, the Town has appointed a Code Enforcement Official (the “Town CEO”), who is the officer charged with the administration and enforcement of the Zoning Law; and

WHEREAS, In June 2024, LCT purchased the following parcels of land all located within the Town:

	Tax ID	Address	Zoning	Description/Use
1	258.-2-2.1	4013 US 9	Lake Comm	1.0 acre improved by a ship store and office space.
2	258.-2-2.2	US 9	Lake Comm	11.3 acres improved by 2 buildings (4-bay service center).
3	258.-2-2.3	4016 US 9	Lake Comm	1.0 acre adjoining Lake Champlain. It is improved by a commercial building used for a restaurant and boat marina.
4	258.-2-12	3984 US 9	Lake Comm	2.3 acres adjoining Lake Champlain. It is improved by a commercial building used for a marina, retail space, boat rentals, bathrooms for boaters/campers, a garage, RV rental sites.
5	258.-2-13.1	3981 US 9	Lake Comm	11.2 acres improved by 2 buildings used for boat storage.
6	258.-2-13.3	US 9	Lake Comm	13.0 acres of vacant land.

WHEREAS, prior to LCT’s purchase of these properties, they were operated as part of marinas known as “Snug Harbor Marina” and “Olde Valcour Marina” pursuant to permits issued by: (a) the Adirondack Park Agency (“APA”); (b) the New York State Department of Environmental Conservation (“DEC”); (c) the U.S. Army Corps of Engineers (“USACE”); and

a Submerged Land License issued by the New York State Office of General Services (“OGS”); and

WHEREAS, on December 5, 2024, the DEC granted LCT’s application for a Floating Object Permit (DEC Permit #5-0940-00011/0005); and

WHEREAS, on January 15, 2025, the APA granted LCT’s application and issued a new APA Permit #2024-0152; and

WHEREAS, on April 1, 2025, the OGS granted LCT’s application and issued the Submerged Land License #LUW02579; and

WHEREAS, on September 17, 2025, the USACE granted LCT’s application and issued USACE Permit #NAN-2024-00749-UDO; and

WHEREAS, LCT proceeded forward with its reconfiguration of the “Snug Harbor Marina” and “Olde Valcour Marina” pursuant to APA Permit #2024-0152 and Submerged Land License #LUW02579; and

WHEREAS, the Town has conducted inspections on LCT’s properties and the Town CEO has raised concerns regarding LCT’s compliance with the Zoning Law regarding the application for building permits and site plan review; and

WHEREAS, on February 27, 2026, the Town CEO issued a letter to LCT setting forth the Town’s position that LCT’s property must conform to the Zoning Law and directed that all activities on those properties cease and desist until the issues can be resolved; and

WHEREAS, the Town and LCT have engaged in substantial negotiations to resolve all issues raised by the Town CEO and have reached an agreement regarding the same (the “LCT Agreement”); and

WHEREAS, the Town intends to enter into the LCT Agreement regarding LCT property’s zoning compliance; and

WHEREAS, the Town has determined that entering into the LCT Agreement to be in the public interest.

NOW, THEREFORE, BE IT RESOLVED, by the Town Board of the Town that in order to provide a path for LCT to have a timely opening and still comply with the Zoning Law, that the Town Supervisor is empowered to execute the LCT Agreement, and any and all such other documents as may be desirable to accomplish the foregoing resolution contemplated thereby; and

BE IT FURTHER RESOLVED, that the Town hereby authorizes the Town Supervisor and the Town Attorney to take such other steps as may be necessary to carry out this Resolution; and