

Planning Board
Wednesday, April 8th, 2026
Call to Order at 6:18 PM

Pledge of Allegiance

<u>Roll Call:</u>	PRESENT	ABSENT	EXCUSED
Garrett Mastic, Chair		X	
Peter Stone, Vice Chair	X		
Daniel Hamilton	X		
Mark Hamilton		X	
Robert LePage		X	
Jerry McGovern	X		
Alison Webbinaro		X	
Justin Wilson, Alt.		X	
Patrick McFarlin, Alt.	X		
Duane Bibeau, Codes Officer	X		
Matthew Favro, Esq.		X	

Approval of March, 2026 Minutes

Comments: Peter Stone, Vice Chair, asked if the other Board Members had any changes, correction, deletions or additions to the Planning Board Meeting Minutes from March 11th, 2026. The Board Members did not have any suggestions on this matter.

Motion: Patrick McFarlin made a motion to approve the minutes as submitted. The motion was seconded by Jerry McGovern and the motion carried with 4 votes.

Roll Call: Peter Stone, Vice Chair – Y; Daniel Hamilton – Y; Jerry McGovern – Y; Patrick McFarlin – Y

Open Floor to Public Hearing

No public comments were made at this time.

Applications:

Any Further Business:

- a. **Alison Webbinaro** – Position Change from Full Time to Alternate Board Member

Mr. Stone explained that with Alison Webbinaro's busy work schedule, she cannot devote as much time to the Planning Board as she would hope to. She feels it's best to step down to an alternate position for now.

Motion: Patrick McFarlin made a motion to approve this position change. The motion was seconded by Jerry McGovern and the motion carried with 4 votes.

Roll Call: Peter Stone, Vice Chair – Y; Daniel Hamilton – Y; Jerry McGovern – Y; Patrick McFarlin - Y

- b. **Patrick McFarlin** – Position change from Alternate to Full Time Board member

This matter was tabled until next month's Planning Board meeting. Patrick McFarlin recused himself, as he felt he should not vote on a matter involving himself, so that only left 3 Board Members, which is not enough for a quorum.

- c. **File # P-2026-004 – Parcels 290.-1-26.21 & 302.-1-11 – Sketch Plan Review – Justin & Kristie Hugus at 741 Allen Hill Road** – Owners seek to engage in agri-business, including events that promote the sale of agricultural products, weddings, and auctions. Requesting Site Plan Review and Commercial Special Use Permit

(Not verbatim) Scott Allen, LS spoke on behalf of the applicants, Justin and Kristie Hugus who were also present. Mr. Allen explained the type of outdoor events that would take place on the property, if approved by the Board. He quoted Section 101-8 of the Peru Zoning Ordinance "Protect farms, farmland, and promote agricultural economic growth." They think their intent of use is in line with the Zoning Ordinance Laws. They will be going in front of the Peru Zoning Board on Wednesday, April 15th, 2026 to seek approval for a special use permit.

Garrett Mastic, Chair, emailed the Board Members a list of comments/concerns that he would like addressed during this meeting because he was unable to attend. A copy of these comments was given to the applicants just before the meeting began. They are going to answer as many of the questions as they can and submit them to us via email within the next few days. They stated they are willing to attend a zoom meeting to answer any questions the Board may have for them as well.

One topic in particular that was discussed was parking. Section 312 (pages 28-31) of the Zoning Ordinance was referenced. The map of the project showed 3 different parking areas on the properties. They explained that they intend to only use one lot at a time, as space allows, and just rotate between the 3 different parking areas for each event. Weather will also be a factor in deciding which space to use on a particular day. They asked the Board for permission to keep the parking areas grassland rather than pavement, crushed stone, or anything else that would disrupt the natural use of the land. They hay the fields each year so they don't want to ruin that. Patrick McFarlin explained the law states "or other appropriate surface" so as long as the field's conditions are well maintained, it shouldn't be an issue, but that is his personal opinion. Duane Bibeau, Code Officer, made them aware of ADA handicap parking requirements and explained they need to be compliant with those laws. Mr. Scott commented that

grass area 5 could contain the van accessible spots. The applicants suggested getting portable handicap parking signs so they can move from one lot to the next. Duane explained the handicap parking must be in front of the venue so it is easy to get to. He also suggested they invest in a football field line striper/painter machine so the parking spots are well seen. The applicants said they are going to hire a cross walk security guard to insure safe road crossings by pedestrians.

The applicants stated they do not plan on holding events at night, only dawn to dusk, so there will be no need for lighting in the parking areas. This also will lessen the likelihood of noise complaints. They will also cancel events if the weather is bad, causing wet fields.

The applicants are still waiting to get historic clearance from the APA. At the time of this meeting, we have not heard back from the Clinton County Planning Board about the 239-M referral that was submitted to them in March 2026 regarding this file.

(Zoning law 401.4-11) Garrett Mastic, Chair, suggested the Code Enforcement Officer review the plans with the fire department chief to ensure proper ingress/egress to the proposed project site in the event of an emergency.

Applicants are not in Agricultural district 7, so they did not have to complete question 6 or 7 on the agricultural data statement sheet. However, they did sign it and it was added to their file.

Motion: Patrick McFarlin motioned to table the site plan for File # P-2026-004 until next month's Planning Board Meeting. Jerry McGovern seconded the motion and the motion carried with 4 votes.

Roll Call: Peter Stone, Vice Chair – Y; Daniel Hamilton – Y; Jerry McGovern – Y; Patrick McFarlin – Y

CEO Report

March 2026 Report:

- 9 Building Permits issued
- \$1,275.00 in fees collected
- Attended Town Board, Planning Board and ZBA Meetings
- Received 2 Planning Board Applications
- Received 1 Zoning Board Applications
- 3 Certificates of Compliance issued
- Continued inspections on open permits
- Review of plans for new construction
- Met with applicants on future construction projects
- Phone calls with applicants, engineers and architects for future projects
- Returned emails regarding future projects
- Issued 1 Order to Remedy violations
- Issued 1 Letter of Intent, 2 Safety Issue Letters, 1 Stop Work Order
- Completed 3 Annual Inspections
- Continued classes for required current trainings
- Completed and submitted the 2025 Annual NYS Codes Admin Report

Peter Stone asked the Board Members if they had any questions or concerns about the CEO report for March 2026. The Board Members had no questions or concerns at this time.

Motion: Peter Stone motioned to accept the March 2026 CEO report. Patrick McFarlin seconded the motion and the motion carried with 4 votes.

Roll Call: Peter Stone, Vice Chair – Y; Daniel Hamilton – Y; Jerry McGovern – Y; Patrick McFarlin - Y

Adjournment:

Motion: Peter Stone motioned to adjourn the meeting at 6:53 PM. Patrick McFarlin seconded the motion and the motion carried with 4 votes.

Roll Call: Peter Stone, Vice Chair – Y; Daniel Hamilton – Y; Jerry McGovern – Y; Patrick McFarlin - Y

Christine Crawford