

Richard Williams, Vice Chair of the Town of Peru Planning Board, called the meeting of Wednesday, July 8, 2009 at 7:00pm, to order.

ROLL CALL:

BETTY CORROW, CHAIR	: EXCUSED
RICHARD WILLIAMS, VICE CHAIR	: PRESENT
DALE HOLDERMAN	: PRESENT
MARK ROBINSON	: PRESENT
PETER TROUT	: EXCUSED
BENJAMIN WRIGHT	: PRESENT
ERIC BLAISE	: PRESENT
ATTY. THOMAS MURNANE	: PRESENT at 7:21
CEO: PAUL BLAINE	: PRESENT

APPROVAL OF JUNE MINUTES:

MOTION: Mr. Holderman made a motion to approve the June minutes. Second by Mr. Blaise.

ROLL CALL: Mr. Holderman – yes, Mr. Robinson – yes, Mr. Blaise – yes, Mr. Wright - yes, Mr. Williams - yes.

MOTION CARRIED

PUBLIC HEARING:

1. SITE PLAN REVIEW: SAXTON SIGNS
Site Plan Review for Signs at 3384 Rt. 22

Ray Devins was present at the meeting representing Saxton Signs. Mr. Blaise stated that he did not see a problem with the sign. Mr. Blaine stated that the project was discussed by the Zoning Board of Appeals and was approved for an Area Variance. Mr. Robinson asked if the previous sign was also illuminated. Mr. Devins stated that yes, they were.

MOTION: Mr. Blaise made a motion to approve the application. Second from Mr. Wright.

ROLL CALL: Mr. Holderman – abstained, Mr. Robinson – yes, Mr. Blaise – yes, Mr. Wright - yes, Mr. Williams - yes.

MOTION CARRIED.

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**2. SUBDIVISION
& SEQR:**

RICHARD MILLER
Minor Subdivision at 443 Telegraph Rd.

Mr. Williams stated that Mr. Miller would like to do a subdivision on his property and that he already received the Area Variance needed from the Zoning Board of Appeals. Mr. Williams stated that The Zoning Board of Appeals recommended that the proposed rear lot line be pushed to the back property line to make the lot shape more appropriate for the use as suggested by the general planning standards. Mr. Williams stated that it does meet all other zoning requirements. Mr. Williams stated there is a proposed home to be placed on the subdivided lot. Mr. Blaine stated there is a flood plain on the lot however where the subdivision is being proposed there is no flood plain. Mr. Williams stated that the map shows 130ft of frontage and it is actually 120ft of frontage and it shows the boundary line of 315ft and it should be 340ft. to move the line to the back boundary of the parcel.

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

ROLL CALL: Mr. Holderman – yes, Mr. Robinson – yes, Mr. Blaise – yes, Mr. Wright - yes, Mr. Williams - yes.

MOTION CARRIED

MOTION: Mr. Holderman moved to declare this a negative declaration. Second by Mr. Robinson.

ROLL CALL: Mr. Holderman – yes, Mr. Robinson – yes, Mr. Blaise – yes, Mr. Wright - yes, Mr. Williams - yes.

MOTION CARRIED

MOTION: Mr. Williams made a motion to approve the application. Second by Mr. Holderman.

ROLL CALL: Mr. Holderman – yes, Mr. Robinson – yes, Mr. Blaise – yes, Mr. Wright - yes, Mr. Williams - yes.

MOTION CARRIED

3. SITE PLAN REVIEW:

NORTHERN ORCHARDS
Site Plan Review for an addition at 537 Union Rd.

Mr. Holderman stated that Mr. Mulbery is being required by the food safety commission to relocate his office. Mr. Mulbery stated that the food safety commission would like them to screen everyone entering the packing plant and to do so they must relocate the offices so they are no longer in the center of the building. Mr. Mulbery stated that they will also have a unisex bathroom for the truck drivers to use. Mr. Holderman stated that he feels it does not need to go through the Site Plan Review checklist.

MOTION: Mr. Holderman moved to approve the application. Second by Mr. Blaise

ROLL CALL: Mr. Holderman – yes, Mr. Robinson – yes, Mr. Blaise – yes, Mr. Wright - yes, Mr. Williams - yes.

MOTION CARRIED

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**4. SUBDIVISION/MERGE
& SEQR:**

JEFFREY PASSINO
Minor Subdivision/Merge at 669 Patent Rd.

Mr. Wright stated that Mr. Passino is looking to have a 2-lot subdivision and merge the remaining lands with the neighboring parcel. Mr. Wright stated they are just extending the neighboring parcels back property line. Mr. Murnane stated that they would have to approve the subdivision with the stipulation that the subdivided lot be merged with lot 1.

MOTION: Mr. Holderman 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. Holderman – yes, Mr. Robinson – yes, Mr. Blaise – yes, Mr. Wright - yes, Mr. Williams - yes.

MOTION CARRIED

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

ROLL CALL: Mr. Holderman – yes, Mr. Robinson – yes, Mr. Blaise – yes, Mr. Wright - yes, Mr. Williams - yes.

MOTION CARRIED

MOTION: Mr. Wright made a motion to approve the application with the stipulation that the subdivided lot be merged with lot 1. Second by Mr. Williams.

ROLL CALL: Mr. Holderman – yes, Mr. Robinson – yes, Mr. Blaise – yes, Mr. Wright - yes, Mr. Williams - yes.

MOTION CARRIED

5. SITE PLAN REVIEW:

SCOTT BAZZANO
Amendment of Site Plan Review at 2931 Rt. 22

Mr. Bazzano stated that he would like to have a retaining wall to add additional parking. Ms. Laduke was present and stated that at the Zoning Board meeting the applicant was approved for an Area Variance for a retaining wall a minimum of 1 foot from her property line and that she is worried about the drainage onto the property and privacy. Ms. Oneil was also present and stated that they were also worried about the snow removal because of how close the retaining wall will be to their property. Mr. Wright asked Mr. Bazzano if he would place a privacy fence on top for the retaining wall to give the neighbors the privacy they are looking for. Mr. Murnane stated that he feels that more information also needs to come before the board. Mr. Holderman noted that Mr. Bazzano currently is in violation for not having his Site Plan Review completed by July 1, 2009. Mr. Holderman stated that the board would like to see how the property is going to be screened from the neighbors, what the water drainage is going to be, and something to show what the retaining wall is going to look like. Mr. Robinson stated that he would also like to see where the parking spaces are also going to be.

MOTION: Mr. Holderman moved to table the application. Second by Mr. Wright.

ROLL CALL: Mr. Holderman – yes, Mr. Robinson – yes, Mr. Blaise – yes, Mr. Wright - yes, Mr. Williams - yes.

MOTION CARRIED

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6. SITE PLAN REVIEW:

ELMORE SPCA Inc.
Site Plan Review for an Expansion at 556 Telegraph Rd.

Mr. Rosenvold was present representing the applicant. Mr. Rosenvold stated that the application was discussed by the Zoning Board of Appeals and has been granted an Area Variance and Expansion of Non-Conforming Use. Mr. Rosenvold stated that the expansion is to add more room for cats and dogs as well as changing the parking area. Mr. Murnane asked where the refuse area is located. Mr. Rosenvold stated that it would be where the first parking space is located next to the road. Mr. Murnane asked if it would be possible to place the dumpster toward the back property line. Mr. Murnane asked if the future new addition on the north side of the building is also proposed in the site plan review. Mrs. Solari-Rusco stated that that portion is for the cats and will be done in phase 2 and phase 1 will be done for the dogs because more dogs are brought in than cats.

MOTION: Mr. Wright made a motion to approve the application with the stipulation that the dumpsters be moved to the back of the parking lot. Second by Mr. Robinson.

ROLL CALL: Mr. Holderman – yes, Mr. Robinson – yes, Mr. Blaise – yes, Mr. Wright - yes, Mr. Williams - yes.

MOTION CARRIED

ANY FURTHER BUSINESS:

Mr. McBrayer asked Mr. Murnane what the relationship is between the Planning Board and the Zoning Board of Appeals. Mr. Murnane stated that the Zoning Board of Appeals has powers to grant Area Variances and Use Variances whereas the Planning Board deals with Subdivisions and Site Plan Review.

CEO REPORT:

Mr. Blaine stated that the building permits are slow this year. Mr. Blaine stated that the Zoning Board of Appeals did approve a car wash on Bear Swamp Rd.

ADJOURNMENT:

Motion made by Mr. Wright.

Second by Mr. Williams.

All so moved.

Date filed with Town Clerk _____