

Ryan Davies, Vice-Chairman of the Town of Peru Planning Board, called the meeting of **Wednesday, January 10, 2024** to order at 6:00p.m..

PLEDGE OF ALLEGIANCE.

ROLL CALL:

RICHARD WILLIAMS, CHAIR	: EXCUSED
RYAN DAVIES, VICE CHAIR	: PRESENT
MARK HAMILTON	: PRESENT
MARK ROBINSON	:EXCUSED
PETER STONE	:PRESENT
ALISON WEBBINARO	:PRESENT
JUSTIN WILSON	:PRESENT
BOB GUYNUP	: PRESENT

Approval of December 13, 2023 minutes.

Mr. Davies shared with the Board the minutes from the last meeting. He asked if anyone had any changes, corrections, deletions or additions.

MOTION: Mr. Hamilton made a motion to approve the minutes as submitted. Second by: Mr Wilson

ROLL CALL:Mr Hamilton~yes, Mr Stone~yes, Ms Webbinaro~yes, Mr Wilson~yes Mr Davies~yes,

MOTION CARRIED

PUBLIC HEARING:

Mr. Davies opens the floor to public hearing. He let everyone know that we do not have a full Board, but there is enough for a quorum.

Applicants wish to proceed

1. P2023-012 Site Plan Review with SEQRA

Leon Blair
817 Union Rd
280.1-8-67

Applicant not here

MOTION: Mr. Davies made a motion to give preliminary site plan approval Second by: Ms Webbinaro

ROLL CALL:Mr Hamilton~yes, Mr Stone~yes, Ms Webbinaro~yes, Mr Wilson~yes Mr Davies~yes,

MOTION CARRIED

2. P2023-038;2-Lot Minor Subdivision with SEQRA

Mountain Ridge Properties

280.1-8-41

57 Elm St

Applicants are here

Mr Guynup explains this application, it is a simple subdivision that will create a new building lot that will be served by Town water and sewer. There are questions about drainage, the Highway Superintendent has said the town has no easement on this property

SEQRA REVIEW

MOTION: Mr Davies made a motion to declare an unlisted action and the Town of Peru Planning Board as Lead Agency. Second by: Mr Wilson

ROLL CALL:Mr Hamilton~yes, Mr Stone~yes, Ms Webbinaro~yes, Mr Wilson~yes Mr Davies~yes

MOTION CARRIED

Mr. Davies went over the SEQRA, The Planning Board concurred there are no negative impacts

MOTION: Mr Davies made a motion to declare negative declaration; Second: Mr Hamilton

ROLL CALL:Mr Hamilton~yes, Mr Stone~yes, Ms Webbinaro~yes, Mr Wilson~yes Mr Davies~yes

MOTION CARRIED

MOTION: Mr.Davies made a motion to approve application with the condition that the applicants provide final stamped plans by a licensed surveyor. Second by: Mr Wilson

ROLL CALL:Mr Hamilton~yes, Mr Stone~yes, Ms Webbinaro~yes, Mr Wilson~yes Mr Davies~yes

MOTION CARRIED

ANY FURTHER BUSINESS

Elaine and Brent Whitcomb are here with a sketchplan proposing 2 duplexes on Davey Drive Mr Davies explains what is needed on the plans and the Whitcombs will get in touch with an engineer and come back at a future date with preliminary plans.

Mr Stone has been very busy reworking the zoning code, He updates the board on what he has been working on

Ms Webbinaro brings up the NYS Pro Housing Communities Program and provides information about the program and how our town can sign up

ADJOURNMENT:

MOTION: Mr Davies

VOICE VOTE: all agreed

Meeting Adjourned at 7:50pm