

LERAY PLANNING BOARD
MINUTES
January 7, 2010

Open Regular Meeting

Board members in attendance: Chairman - Jerry Hobbs, Sam Biondolillo, Alan Cameron, Larry Covell, Clarke Oatman, Town Engineer - Kris Dimmick, Community Development Coordinator - Jessica Jenack, Administrative Clerk to the Supervisor - Steve Harter, and Zoning Enforcement Officer - Dean Russell. Other people in attendance were Walter Van Tassel, Guy Javarone, Don Peck, Rose Brown, Claire Brown, Bill Albrecht, Claire Raible, Mike Gracey, Carol Porter, and Andy Barella.

Pledge of Allegiance

Approval of Minutes from the previous meeting

The minutes from December 3, 2009 were reviewed by the Board members. There were no modifications. A motion to approve the minutes was made by Mr. Cameron and seconded by Mr. Biondolillo. This motion passed 6-0.

Correspondence and Communication

There was no correspondence or communication.

Unfinished Business

Town of LeRay for Michael Gracey. Water District #4. Sketch Review for a Minor Subdivision Plat – to subdivide 91.265 acres into two (2) lots, Lot 1 = 2.065 acres and Lot 2 = 89.2 acres, located on NYS Route 283, Tax parcel #75.09-1-23.

The Board members reviewed the Preliminary Plat at the Work Session.

Public Hearing

Town of LeRay for Michael Gracey. Water District #4. Sketch Review for a Minor Subdivision Plat – to subdivide 91.265 acres into two (2) lots, Lot 1 = 2.065 acres and Lot 2 = 89.2 acres, located on NYS Route 283, Tax parcel #75.09-1-23.

The Chairman opened the Public Hearing.

After no comments, a motion to close the Public Hearing was made by Mr. Cameron and seconded by Mr. Covell. This motion passed with a vote of 6-0.

A motion to review the Preliminary Subdivision Plat was made by Mr. Oatman and seconded by Mr. Covell. This motion passed 6-0.

A motion to approve the Preliminary Subdivision Plat was made by Mr. Cameron and seconded by Mr. Oatman. This motion passed 6-0.

A motion to review the Final Subdivision Plat was made by Mr. Covell and seconded by Mr. Champagne. This motion passed 6-0.

A motion to approve the Final Subdivision Plat was made by Mr. Biondolillo and seconded by Mr. Cameron. This motion passed 6 -0. An approval letter will be sent in the mail.

Unfinished Business

Donald Peck. Service Plus of Black River Inc. Sketch Minor Subdivision Plat – to subdivide 4.809 acres into two (2) lots, Lot 1 = 1.705 acres and Lot 2 = 3.104 acres, located on NYS Route 342 and NYS Route 283, Tax parcel #75.09-1-18.

The Board members reviewed the Preliminary Plat at the Work Session.

Public Hearing

Donald Peck. Service Plus of Black River Inc. Sketch Minor Subdivision Plat – to subdivide 4.809 acres into two (2) lots, Lot 1 = 1.705 acres and Lot 2 = 3.104 acres, located on NYS Route 342 and NYS Route 283, Tax parcel #75.09-1-18.

The Chairman opened the Public Hearing.

After no comments, a motion to close the Public Hearing was made by Mr. Cameron and seconded by Mr. Champagne. This motion passed with a vote of 6-0.

A motion to review the Preliminary Subdivision Plat was made by Mr. Champagne and seconded by Mr. Cameron. This motion passed 6-0.

A motion to approve the Preliminary Subdivision Plat was made by Mr. Cameron and seconded by Mr. Covell. This motion passed 6-0.

A motion to review the Final Subdivision Plat was made by Mr. Cameron and seconded by Mr. Covell. This motion passed 6-0.

A motion to approve the Final Subdivision Plat was made by Mr. Biondolillo and seconded by Mr. Cameron. This motion passed 6-0, with the condition that a copy of the Purchase Agreement with Nice N Easy will need to be provided to show that the intent is for there to be small retail on the remaining 1.7 acre Lot. The plat map will be signed once a copy of the agreement has been received.

Unfinished Business

Mr. Hobbs had received an unsigned letter dated January 5, 2010. This letter was believed to be from Mr. Van Tassel. Mr. Hobbs asked Mr. Van Tassel if he intended for the letter to be signed. Mr. Van Tassel said he did and submitted a signature page that was erroneously omitted. A letter from Mr. Pope was received on January 7, 2010. The Chairman stated that both letters would be received into record at the Public Hearing next month as they were received too late for the agenda.

Guy Javarone. White Pines II. – Preliminary Review of a Site Plan - to build a 10,900 sq.ft. Climate Controlled Self-Storage Building with an Automotive Service Center, located on US Route 11, Tax Parcel # 65.17-1-21.2.

The Planning Board previously deemed the Preliminary Application as complete for review. The Chairman stated that the ZBA met on December 23, 2009 and determined that they should not be reviewing the actions of the Planning Board.

A motion was made by Mr. Oatman and seconded by Mr. Cameron to set a Public Hearing for Mr. Javarone on February 4, 2010 at 7:00pm. This motion passed 6-0.

New Business

Irma Rose Brown. Sketch Review of a Minor Subdivision Plat- to subdivide approximately 108.1 acres into two (2) lots, Lot 1 = approximately 100.62 acres and Lot 2 = 7.48 acres, located on Gardnerville Road, Tax Parcel # 55.00-1-32.1.

The Sketch Application Plat met all the requirements for Preliminary Review. However, the dimensions for the remaining lot must also be shown on the plat. The location of the well and septic will need to be shown on the Final Plat.

The Planning Board conducted the Environmental Review.

The Community Development Coordinator prepared Part 2 of the Short Environmental Assessment form prior to the review. Mr. Oatman made a motion as Lead Agency to conduct the Environmental Review for this Unlisted Action. This motion was seconded by Mr. Cameron and passed with a vote of 6-0.

It was determined that the proposed action would not result in any significant adverse environmental impacts.

A motion was made by Mr. Biondolillo to declare a Negative Declaration. This motion was seconded by Mr. Champagne and passed with a vote of 6-0.

A motion was made by Mr. Cameron and seconded by Mr. Oatman to deem the Subdivision Application complete. This motion passed with a vote of 6-0. The Board then explained to the applicant that the dimensions for the remaining lot needed to be shown also.

A motion was made by Mr. Cameron and seconded by Mr. Champagne to set a Public Hearing for February 4, 2010 at 7:00 pm. Three revised black and white copies and a revised Mylar of the Subdivision Plat Map will need to be submitted 10 days prior to the meeting or the Public Hearing Notice will not be published.

Carol Porter. Sketch Review of a Minor Subdivision Plat- to subdivide approximately 82.43 acres into two (2) lots, Lot 1 = approximately 24.47 acres and Lot 2 = 57.96 acres, located on Porter Road, Tax Parcel # 75.00-1-37.1.

The Sketch Plat Application met all the requirements for Preliminary Review. However, the location of the well and septic as well as the water easements will need to be shown on the Final Plat.

The Planning Board conducted the Environmental Review.

The Community Development Coordinator prepared Part 2 of the Short Environmental Assessment form prior to the review. Mr. Cameron made a motion as Lead Agency to conduct the Environmental Review for this Unlisted Action. This motion was seconded by Mr. Biondolillo and passed with a vote of 6-0.

It was determined that the proposed action would not result in any significant adverse environmental impacts.

A motion was made by Mr. Oatman to declare a Negative Declaration. This motion was seconded by Mr. Champagne and passed with a vote of 6-0.

A motion was made by Mr. Cameron and seconded by Mr. Oatman to deem the Subdivision Application complete. This motion passed with a vote of 6-0.

A motion was made by Mr. Champagne and seconded by Mr. Cameron to set a Public Hearing for February 4, 2010 at 7:00pm. Three revised black and white copies and a revised Mylar of the Subdivision Plat Map will need to be submitted 10 days prior to the meeting or the Public Hearing Notice will be by published.

Report of the Zoning Enforcement Officer

Mr. Russell had contacted the Ugly Stick about selling used cars. As of January 6, 2010 they were not removed. A letter had also been sent to Verizon Wireless and they were asked to remove their Flag Signs. Mr. Russell also contacted someone at the Hardy residence on US Route 11 about unregistered vehicles.

Report of Administrative Clerk to the Supervisor

The State Health Department has approved Water District # 4. A check for the grant payment for the Comprehensive Plan that was submitted in March 2009 was finally received by the Town from the State.

Report of Community Development Coordinator

Mrs. Jenack updated the Board members on the Tug Hill Conference set for April 1 2010. Members need to submit their names and forms if they plan on attending. Mr. Champagne asked about the deadline and Mrs. Jenack said the Town Board must approve payment so the sooner the better.

Mrs. Jenack informed the Board members of a meeting held with the Patel's, Mr. Taylor, and Mr. Dimmick. This was concerning their Days Inn project. The location and possible funding of the future Town road was discussed. The Town Engineer and the Patel's along with their engineers will need to meet to discuss many unresolved items.

Mrs. Jenack asked the Board members to again review the Draft Procedures and Policies for the Planning Board. These are internal changes to be adopted by the Planning Board. She will consult the Town Attorney on a few issues and report back to the Board. A footer will be added to keep track of the revised copies.

The Draft Small Wind Energy Conversion Systems Law will also need to be reviewed by the Board members. Mrs. Jenack informed the Board members the content will not change but there will be revisions in the wording due to issues with the DEC concerning birds and bats. A sub-committee

consisting of Mr. Oatman, Mr. Cameron, and Mr. Champagne, will meet next week for an hour before the Town Board meeting to discuss the issues. A suggestion as to how much input an adjacent property owner has on an existing project would also be discussed.

Mr. Bill Albrecht and Mr. Andrew Barella were introduced to the Board members. They both have an interest in the vacant seat on the Planning Board.

Adjournment

A motion to adjourn at 7:45 pm was made by Mr. Covell and seconded by Mr. Cameron. This motion passed 6-0.