

Town of LeRay Planning Board
Work Session
January 7, 2010

1. **Call to Order**

The January 7, 2010 Work Session portion of the LeRay Planning Board was called to order by Chairman Jerry Hobbs at 6:02 p.m. in the LeRay Conference Room, Evans Mills, NY.

2. **Roll Call**

Board members present were: Chairman – Jerry Hobbs, Sam Biondolillo, Alan Cameron, David Champagne, Larry Covell, Clarke Oatman, Town Engineer - Kris Dimmick., Community Development Coordinator - Jessica Jenack and Zoning Enforcement Officer - Dean Russell. Others present were Andy Barella, Bill Albrecht, and Mike Alteri.

3. **Reading and Approval of Minutes**

The minutes from the 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.

4. **Correspondence**

A letter from Mr. Van Tassel to Mr. Hobbs was received on January 5, 2010 making it past the deadline for the agenda. This will be discussed at the February meeting during the Public Hearing for Guy Javarone. A letter to Mr. Hobbs from Mr. Ronald Pope was received on January 7, 2010. This letter was also past the deadline and could not be placed on the agenda for discussion.

5. **Unfinished Business**

Michael Gracey. The Board members reviewed the Final Plat Map. Mrs. Jenack said that no changes were needed. She said there is a Public Hearing scheduled at 7:00 pm.

Donald Peck. The Board members reviewed the Revised Plat Map. The frontage preliminary dimension is shown along NYS Route 283 as well as the easements. However, the Board discussed the fact that the Subdivision would leave the remaining lot with less than 3 acres, which is what is required for an automotive sales and service establishment. It was discussed that the intent was for Nice n Easy to purchase and utilize the remaining lot as small retail which would only require 30,000 sq ft. The Board decided that approval could be given with the condition that a copy of the Purchase Agreement with Nice n Easy be provided to show that the intent is for there to be small retail on the remaining 1.7 acre lot.

Guy Javarone. It was discussed that now that the ZBA had made a determination on Mr. Van Tassel's appeal that the Planning Board could proceed with setting a Public Hearing.

Eagle Ridge - A letter was received by Mrs. Jenack on December 11, 2009 requesting that 6'x18' pads be installed at the end of the garage units. They would be used for trash placement including plastic bins for recycling. This letter included a hand drawing of the plan. Mrs. Jenack said she had spoke with Tom Briggs and that the new managers did not want to include screening for the project as required by Town Code. Mr. Briggs had not

returned Mrs. Jenack's phone call as of the time of the meeting. Mrs. Jenack will draft a letter to Mr. Briggs discussing the changes. The regulations require screening and that the engineering detail be prepared by a licensed professional. The Board agreed.

Dinesh Patel. - A meeting was held with the Patel's, Mr. Taylor, Mr. Harter, Mr. Dimmick, and Mrs. Jenack in attendance. The discussion was of the future Town Road location and possible funding. The Patel's will need to meet with their engineers and Mr. Dimmick to discuss their plan and the costs for the project. If any possible funding is given from the Town a specific plan would need to be submitted to the Town Board for approval. At this point the application is not complete for preliminary review and the plan that has been submitted is still a Sketch Plan.

6. **New Business**

Irma Brown. The Board reviewed the Sketch Plat and discussed how it met all of the requirements for Preliminary review. However, changes need to be added to the Final Plat for the location of the septic and well as well as the dimensions of the remaining lot.

Carol Porter. The Board reviewed the Sketch Plat and also discussed how it met all of the requirements for Preliminary review. However, the easements for the water line need to be shown as well as the septic and well.

Draft Law on Small Wind Energy Conversion Systems.

The Board members were urged to review the draft law prepared by Mrs. Jenack and the Town Attorney based on other existing laws. The Town Engineer has some comments to be incorporated and Mrs. Jenack said there were other items too.

Draft Procedures and Policies for the Planning Board.

The Board members reviewed the Draft Guide. Changes included the following:

Page 1 item # 7- It is not the intention of the members of the Planning BoardShould read – It is not the function of the members.

Page 2 Item #3 Letter c would be deleted.

Mrs. Jenack mentioned generally that the submittal date would be changed from 10 to 12 days due to publication changes with the Watertown Times. It would also be noted under Fees and Escrow that the addition of the Developer Agreement be added depending on the size of the project.

Mr. Barella and Mr. Albrecht were present to observe the meeting as possible candidates to fill the vacancy on the Planning Board.

7. **Adjourned**

Adjourned at 6:58 pm.