

**LERAY PLANNING BOARD
MINUTES
February 4, 2010**

Open Regular Meeting

Board members in attendance: Chairman - Jerry Hobbs, Andy Barella, Sam Biondolillo, Alan Cameron, Larry Covell, Clarke Oatman, Town Engineer - Kris Dimmick., Community Development Coordinator - Jessica Jenack, Administrative Clerk to the Supervisor - Steve Harter, Zoning Enforcement Officer - Dean Russell, and Town Attorney - Gene Langone. Other people in attendance were: Walter Van Tassel, Guy Javarone Jr., Rod Ives, Mike Gracey, Carol Porter, Dan Tontarski, Gerald and Sandra Smith, Thomas Converse, Megan Converse, and Andrew Converse.

Pledge of Allegiance

Approval of Minutes from the previous meeting

The minutes from January 7, 2010 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. Oatman. This motion passed 7-0.

Correspondence and Communication

There was no correspondence or communication.

Prior to opening the Public Hearing Chairman Hobbs stated that two letters had been received and entered into the record and would be reviewed by the Board members. Commentors would be limited in time to speaking for three minutes.

Public Hearing

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

The Chairman opened the Public Hearing

Mr. Van Tassel asked if he could comment and the Chairman said yes. He began to comment on the Lighting Plan for Mr. Javarone and Chairman Hobbs said that concern was already raised in his written comment letter and would be addressed by the Board.

There were no other comments from the public.

A motion to close the Public Hearing was made by Mr. Cameron and seconded by Mr. Champagne. This motion passed 7-0.

A summary of the written comments that had been received was put together and reviewed by the Board. See Attached.

Based on the comments from the Public Hearing there are modifications that the Board would like incorporated into the Final Site Plan Approval with modifications per section 158-24 G. (1) which consists of the following statement:

“Within 62 days of such public hearing, the Planning Board shall act on the Preliminary Site Plan. The Planning Board’s action shall be in the form of a written statement to the applicant stating whether or not the preliminary site plan is approved, disapproved, or approved with modifications.”

Mr. Covell made a motion and Mr. Cameron seconded the motion to grant Preliminary Site Plan approval with the following modifications:

- The turn around pad for the Automotive Center appears to be in the buffer area. The pad will need to be decreased/moved back. In addition, there are 4 parking spaces fronting US route 11 and they also appear to be within the buffer area. They will need to be reduced in size or moved back. Also, a label saying “future sidewalk by others” will need to be added.
- Add a label showing where the truck rentals will be parked.
- Show cross access easements along the driveway in the event that the other lot/plaza is sold so as not to cause any future conflicts and ensure adequate access to both projects. There should be a cross access easement shown for access to Lot 3.
- Provide stamped architectural drawings.
- The lighting Plan must be revised to comply with the Zoning law 1) parking lots should be illuminated at an average of 1.0 foot candles and intersections at 2.0 foot candles.
- Label fire lanes in the parking lot areas.
- Label the road dimension on the Site Plan and show the road area not just the right-of-way.

Mr. Javarone commented that he based the lighting over the whole area and it was sufficient. As far as intersections there was a discussion as to which one. Mr. Hobbs told Mr. Javarone this could be discussed specifically later.

Mr. Javarone was reminded that he needed to submit a detailed Final Site Plan with the modifications included. Three copies of the Final Site Plan will need to be submitted no later than 12 days prior to the March 4, 2010 meeting. A written construction schedule

for the project will also need to be submitted. The Planning Board will send a letter outlining all the modifications that are needed.

Public Hearing

Irma Rose Brown. Preliminary 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 Chairman opened the Public Hearing.

After no comments, a motion to close the Public Hearing was made by Mr. Oatman and seconded by Mr. Biondolillo. This motion passed with a vote of 7-0.

A motion to review the Preliminary Subdivision Plat was made by Mr. Oatman and seconded by Mr. Covell. This motion passed 7-0.

A motion to approve the Preliminary Subdivision Plat was made by Mr. Cameron and seconded by Mr. Champagne. This motion passed 7-0.

A motion to review the Final Subdivision Plat was made by Mr. Biondolillo and seconded by Mr. Oatman. This motion passed 7-0.

A motion to approve the Final Subdivision Plat was made by Mr. Cameron and seconded by Mr. Oatman. This motion passed 7 -0. Mrs. Jenack will send an approval letter in the mail.

Public Hearing

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

The Chairman opened the Public Hearing.

Mr. Thomas Converse addressed the Board and asked why topographic maps and archeological studies were not done for the project. Chairman Hobbs stated that at this point the land was only being subdivided; no construction or grading was being done.

After no more 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 7-0.

A motion to review the Preliminary Subdivision Plat was made by Mr. Biondolillo and seconded by Mr. Oatman. This motion passed 7-0.

A motion to approve the Preliminary Subdivision Plat was made by Mr. Oatman and seconded by Mr. Cameron. This motion passed 7-0.

A motion to review the Final Subdivision Plat was made by Mr. Biondolillo and seconded by Mr. Oatman. This motion passed 7-0.

A motion to approve the Final Subdivision Plat was made by Mr. Oatman and seconded by Mr. Cameron. This motion passed 7 -0. Mrs. Jenack will send an approval letter in the mail.

Unfinished Business

Andrew and Megan Converse, Preliminary Review of a Minor Subdivision- subdivide 12.5 acres into four (4) lots, Lot 1 = 0.87 acres, Lot 2= 3.26 acres, Lot 3= 0.68 acres, Lot 4 = 7.76 acres, Located on LaFave Road, Tax Parcel #74.16-1-5.111.

Mr. and Mrs. Converse were asked to show the water line easements along LaFave Road on the Final Plat.

The Preliminary Plat met all the requirements for Preliminary Review.

The Planning Board conducted the Environmental Review.

The Community Development Coordinator prepared Parts 2 and 3 of the Long Environmental Assessment form prior to the review.

Mr. Covell 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 7-0.

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

A motion was made by Mr. Covell to declare a Negative Declaration. This motion was seconded by Mr. Oatman and passed with a vote of 7-0.

A motion was made by Mr. Cameron and seconded by Mr. Champagne to deem the Preliminary Subdivision Application as complete. This motion passed with a vote of 7-0.

A motion was made by Mr. Cameron and seconded by Mr. Covell to set a Public Hearing for March 4, 2010 at 7:00pm. Three revised black and white copies and a revised Mylar of the Plat will need to be submitted 12 days prior to the meeting or the public hearing notice will not be published.

New Business

Frederick Tontarski. Review Proposed Lot Line Adjustment – to transfer 2.993 acres of land from Matthew Barbalich to Frederick Tontarski, located on the Duffy Road, Tax Parcels #75.17-1-1 and #75.17-1-19.1.

The Chairman explained that this item could be approved without a Public Hearing per the Zoning Law and was discussed at the work session.

Unfinished Business

Draft Law for Small Wind Energy Conversion Systems. This draft law had been reviewed by the Board members. A motion was made by Mr. Covell and seconded by Mr. Oatman to refer this draft to the Town Board for their review. This motion passed 7-0.

Report of the Zoning Enforcement Officer

Mr. Russell sent another letter to the Ugly Stick about selling used cars. Verizon Wireless was asked again to remove their Flag signs. Mr. Russell also contacted the Warner's about trash, Brian Palmer about junk cars and issued 4 permits.

Report of Administrative Clerk to the Supervisor

Mr. Harter asked that the new board member be introduced. Mr. Andy Barella had filled a vacant position.

Bids for the new water district would be opened soon.

Mr. Covell asked about sewer for the same area. A pre-application will be submitted to see if the project is fundable.

The town is still working on connectivity between Johnson Road and Kestrel Drive.

Report of Community Development Coordinator

A motion was made by Mr. Biondolillo and seconded by Mr. Champagne to approve Mr. Tontarski's Lot Line Adjustment. This motion passed 7-0.

Mrs. Jenack reminded the Board that they did not make a motion on the Lot Line Adjustment for Mr. Tontarski or on the Planning Board Policy Guidelines.

A motion was made by Mr. Cameron and seconded by Mr. Champagne to approve the Planning Board Policy and Procedures Document. This motion passed 7-0.

Mrs. Jenack updated the Board members on the Tug Hill Conference set for April 1, 2010. Members need to submit their names if they plan on attending

Adjournment

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