

**Town of LeRay Planning Board  
Work Session  
February 4, 2010**

**1. Call to Order**

The February 4, 2010 Work Session portion of the LeRay Planning Board was called to order by Chairman Jerry Hobbs at 6:07 p.m. in the LeRay Conference Room, Evans Mills, NY.

**2. Roll Call**

Board members present were: Chairman – Jerry Hobbs, Andy Barella, 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: Mike Alteri, JoAnna Richards, and Walter Van Tassel.

**3. Reading and Approval of Minutes**

The minutes from the January 7, 2010.

**4. Correspondence**

**5. Unfinished Business**

*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 Rentals as accessory and an Automotive Service Center, located on US Route 11, Tax Parcel #65.17-1-21.2.

Mrs. Jenack said that there was a public hearing scheduled for 7:00 pm and that this project would be first since the Town Attorney had to leave. The Planning Board had previously received comments regarding the project to be entered into the record from last month. The Planning Board members had discussed the comments and drafted responses. The Planning Board responses would be provided after the Public Hearing was closed.

*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.

Mrs. Jenack said that a public hearing was scheduled. All of the requested changes to the final plat map had been made.

*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.

Mrs. Jenack said there is also a public hearing scheduled for this project. All of the requested changes had been made.

*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.

Mrs. Jenack explained that their project had last been before the Board in July 2009. They were working on the environmental issues so the SEQR review could be completed. They have a permit from NYSDEC on the SWPP and sign off from NYS Parks and Recreation on the archeological. The Planning Board can review the revised subdivision plat, complete the SEQR review, and set a public hearing for next month.

## **6. 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 Parcel # 75.17-1-1 & 75.17-1-19.1.

Mr. Tontarski will be adding pasture land to his parcel. This is a Lot Line Adjustment and will only require the approval of the Planning Board.

## **7. Unfinished Business**

*Draft Law on Small Wind Energy Conversion Systems.*

Mrs. Jenack wanted the Board's opinion on the waiver provision. This would allow an applicant to seek a waiver for a specific item. This would be based on the impact of the public health, safety and welfare and would be under consideration on a case by case basis. Kris Dimmick said most denials could be handled by a variance from the ZBA. If approved by the Board this Draft would be referred to the Town Board for their review the following week.

*Draft Procedures and Policies for the Planning Board.*

After previous review by the Board members, the suggested items were included. A revised copy of the Planning Board Policies and Procedures Guide will be given to each applicant.

The Planning Board will be working on their By-Laws in conjunction with the ZBA now that the ZBA has a full Board again.

Mrs. Jenack and Mr. Hobbs have met with new developers. Black River Plumbing and heating has purchased the Old Russell Finch building in Black River. The old use for the property was considered light-manufacturing. The new use would be considered Small Retail. Due to the lack of any Site Plan and change in use, a new Site Plan will be needed.

The developers for the proposed NAPA Auto Parts Store on Route 342 met with Mrs. Jenack and Mr. Hobbs. They had been conducting the Environmental Review and have scaled back their project slightly.

Northern Developers (Freedom Plaza) has a tenant interested in the former Showbiz Store. The interested tenants are a Church Group. It appears that in 2001, the property was approved by the Planning Board as a Professional Office Space. An updated Site Plan would be needed. Parking may become an issue since additional parking is needed. They most likely need to apply for an area variance from the ZBA.

A woman contacted Mrs. Jenack about opening a consignment shop on US Route 11 in the house next to the Saw Barn. This would be a change of use from the existing religious use also prompting an updated Site Plan.

Joe Converse contacted Mrs. Jenack concerning adding more storage units to his parcel on Route 283. The existing project crosses parcel lines all owned by Mr. Converse. Mr. Converse has agreed to combine the parcels. An updated Site Plan would need to show the parcels combined as well as any future expansion. A Site Plan would be needed since the only map in the file was a Subdivision Plat.

Ron Pope's engineer called to say that Mr. Pope is interested in expanding his existing storage business on Route 11.

Mr. Hobbs informed the Board members he had asked Mr. Biondolillo to be the Vice Chairman and he accepted the position.

The meeting was adjourned at 6:55 pm