

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

Open Regular Meeting

Board members in attendance: Chairman - Jerry Hobbs, Andy Barella, Sam Biondolillo, Alan Cameron, 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, Megan Converse, Jerry Peck, Michael Cocco, and Eugene French. Board Members Larry Covell and David Champagne were absent.

Pledge of Allegiance

Approval of Minutes from the previous meeting

The minutes from February 4, 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. The vote went as follows: Mr. Oatman - Yes, Mr. Cameron - Yes, Mr. Hobbs -Yes, Mr. Biondolillo - Yes, and Mr. Barella - Yes. The motion passed with a vote of 5-0.

Correspondence and Communication

The Board acknowledged that two letters were received from Mr. Van Tassel dated February 16, 2010 and February 18, 2010. Chairman Hobbs stated that the public hearing for public comments was closed and the letters would not be part of the official record of the public hearing. The Board had no comment on the letters.

Public Hearing

Megan and Andrew Converse. Preliminary Review of a Minor Subdivision - to subdivide 12.5 acres into (4) lots, Lot A =0.87 acres, Lot B= 3.26 acres, Lot C= 0.68 acres, and Lot 1 =7.76 acres remaining, located on the Lafave Road, Tax Parcel # 74.16-1-5.111.

Mrs. Converse was not present at the beginning of the meeting. A motion was made by Mr. Cameron and seconded by Mr. Barella to table the public hearing until later in the meeting. The vote went as follows: Mr. Oatman - Yes, Mr. Cameron - Yes, Mr. Hobbs - Yes, Mr. Biondolillo - Yes, and Mr. Barella - Yes. The motion passed with a vote of 5-0.

Unfinished Business

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

At the February Public Hearing, Mr. Javarone was asked to incorporate the following items on his Site Plan.

- a. The turn around pad for the automotive center was in the buffer area. This needed to be either decreased or moved back. Four parking spaces were also located within that area and a label stating “future sidewalk for others” would need to be added. These items were addressed and corrected.
- b. Labels showing where the truck rentals would be parked was added.

- c. Cross access easements along the driveway were added. This was needed in the event the other lot/plaza was sold. A cross access easement was also added for access to Lot 3.
- d. Stamped architectural drawings were also provided.
- e. The lighting plan was revised to comply with the Zoning Laws. An additional light pole was added at the intersection with the future town road.
- f. Fire lane labels were added in the parking lot areas.
- g. The road dimension was added on the Site Plan behind the existing plaza. The road area was also shown.

Mr. Biondolillo questioned Mr. Javarone about screening around the dumpster. He said fencing was shown on the Site Plan. Chairman Hobbs stated that he and the Community Development Coordinator found a labeling error on the Revised Site Plan and they requested that be changed and sheet C-2 be resubmitted. Mr. Dimmick said he had no concerns with the Final Site Plan.

A motion to grant Final Site Plan approval was made by Mr. Cameron and seconded by Mr. Oatman. The vote went as follows: Mr. Oatman - Yes, Mr. Cameron - Yes, Mr. Hobbs - Yes, Mr. Biondolillo - Yes, and Mr. Barella - Yes. The motion passed with a vote of 5-0.

Public Hearing

Megan and Andrew Converse. Preliminary Review of a Minor Subdivision - to subdivide 12.5 acres into (4) lots, Lot A =0.87 acres, Lot B= 3.26 acres, Lot C= 0.68 acres, and Lot 1 =7.76 acres remaining, located on the LaFave Road, Tax Parcel # 74.16-1-5.111.

The Chairman opened the Public Hearing. With no comments from the floor, a motion to close the Public Hearing was made by Mr. Biondolillo and seconded by Mr. Cameron. The vote went as follows: Mr. Oatman - Yes, Mr. Cameron - Yes, Mr. Hobbs - Yes, Mr. Biondolillo - Yes, and Mr. Barella - Yes. The motion passed with a vote of 5-0.

A motion to review the Preliminary Subdivision Plat was made by Mr. Oatman and seconded by Mr. Cameron. The vote went as follows: Mr. Oatman - Yes, Mr. Cameron, - Yes, Mr. Hobbs - Yes, Mr. Biondolillo - Yes, and Mr. Barella - Yes. The motion passed with a vote of 5-0.

A motion to approve the Preliminary Subdivision Plat was made by Mr. Cameron and seconded by Mr. Oatman. The vote went as follows: Mr. Oatman - Yes, Mr. Cameron - Yes, Mr. Hobbs - Yes, Mr. Biondolillo - Yes, and Mr. Barella - Yes. The motion passed with a vote of 5-0.

A motion to review the Final Subdivision Plat was made by Mr. Cameron and seconded by Mr. Biondolillo. The vote went as follows: Mr. Oatman - Yes, Mr. Cameron - Yes, Mr. Hobbs - Yes, Mr. Biondolillo - Yes, and Mr. Barella - Yes. The motion passed with a vote of 5-0.

A motion to approve the Final Subdivision Plat was made by Mr. Biondolillo and seconded by Mr. Barella. The vote went as follows: Mr. Oatman - Yes, Mr. Cameron - Yes, Mr. Hobbs - Yes, Mr. Biondolillo - Yes, and Mr. Barella - Yes. The motion passed with a vote of 5-0.

Chairman Hobbs stated that the secretary would send an approval letter in the mail and told Mrs. Converse to please come forward to pick up her signed Plat Maps.

New Business

Eugene French. Expansion of French's Auto. Review Proposed Modification to Existing Site Plan - to build an additional 60' by 30' bay to add to the existing auto repair shop, located on NYS Route 37, Tax Parcel # 45.00-3-1.

This project involved an addition to an existing automotive repair shop. The Environmental Review was previously completed for the original Site Plan.

A motion to deem the application complete was made by Mr. Cameron and seconded by Mr. Oatman. The vote went as follows: Mr. Oatman - Yes, Mr. Cameron - Yes, Mr. Hobbs - Yes, Mr. Biondolillo - Yes, and Mr. Barella - Yes. The motion passed with a vote of 5-0.

A motion to set a Public Hearing for **April 1, 2010 at 7:00 pm.** was made by Mr. Cameron and seconded by Mr. Biondolillo. The vote went as follows: Mr. Oatman - Yes, Mr. Cameron - Yes, Mr. Hobbs - Yes, Mr. Biondolillo - Yes, and Mr. Barella - Yes. The motion passed with a vote of 5-0.

The Chairman asked that Mr. French provide an estimated construction schedule by the 12 day deadline. It could be added to the Site Plan or in written format.

New Business

Ronald Pope. Expansion of Drum Self-Storage. Review Proposed Modifications to an Existing Site Plan - to build two (2) 80' by 120' climate controlled storage buildings, one (1) 50' by 120' foot climate controlled storage building, and five (5) 30' by 150' cold storage building and add them to the existing facility, located on US Route 11, Tax Parcel# 55.00-1-28.13.

This project would add storage units to the existing Drum Self-Storage. The Environmental Review was completed for the original Site Plan.

The Chairman informed Mr. Pope that a Stormwater Pollution Prevention Plan may be needed. Mr. Peck, the engineer for Mr. Pope said he would contact NYS DEC. He was informed that their approval would be needed before final approval could be given. The Town Engineer said that an approval may not be given in writing but based on a certain number of days. There was also discussion about future development and extending the rear fire lane and it was agreed that at this point it would not be needed.

Prior to Final Site Plan approval being given, the lighting photometric information must be provided to show the project meets the lighting requirements.

An estimated construction schedule would also be needed. The project would be sent to County Planning for their review.

A motion to deem the application complete was made by Mr. Cameron and seconded by Mr. Biondolillo. The vote went as follows: Mr. Oatman - Yes, Mr. Cameron - Yes, Mr. Hobbs - Yes, Mr. Biondolillo - Yes, and Mr. Barella - Yes. The motion passed with a vote of 5-0.

A motion to set a Public Hearing for **April 1, 2010 at 7:00 pm.** was made by Mr. Oatman and seconded by Mr. Barella. The vote went as follows: Mr. Oatman - Yes, Mr. Cameron - Yes, Mr. Hobbs - Yes, Mr. Biondolillo - Yes, and Mr. Barella - Yes. The motion passed with a vote of 5-0.

New Business

Andrew and Megan Converse. Sketch Review of a Major Subdivision Plat - to subdivide 15 lots and build a road, located along Andrew Drive, Tax Parcels # 74.16-1-5.111, #74.16-1-5.621, #74.16-1-28.

The Chairman stated that the project would not be reviewed as the submittal application did not meet the requirements for Sketch Review. This would be resubmitted at another time.

New Business

Fidelity American Holdings Corp. Sketch Review of a Minor Subdivision Plat - to subdivide 203.10 acres into 3 lots, Lot 1 = 5.35 acres, Lot 2 = 21.46 acres, Lot 3 = 176.29 acres, with Lot 1 being used for the purpose of constructing a Future Town Road, located on Goulds Corners Road, Tax Parcel # 65.00-1-84.21.

Mr. Dimmick was in attendance representing the Town on behalf of Ron Taylor.

The Board reviewed the Sketch Subdivision Plat. It met all the requirements for Preliminary Review.

The Board conducted the Environmental Review. The Community Development Coordinator prepared Part 2 of the Short Environmental Assessment Form.

A motion was made by Mr. Cameron and seconded by Mr. Barella for the Board as Lead Agency to conduct the Environmental Review for this Unlisted Action. The vote went as follows: Mr. Oatman - Yes, Mr. Cameron - Yes, Mr. Hobbs - Yes, Mr. Biondolillo - Yes, and Mr. Barella - Yes. The motion passed with a vote of 5-0.

Based on the information and analysis it was determined that the proposed action would not result in any significant adverse environmental impacts.

A motion was made by Mr. Biondolillo and seconded by Mr. Cameron to declare a negative declaration. The vote went as follows: Mr. Oatman - Yes, Mr. Cameron - Yes, Mr. Hobbs - Yes, Mr. Biondolillo - Yes, and Mr. Barella - Yes. The motion passed with a vote of 5-0.

A motion to deem the application complete was made by Mr. Cameron and seconded by Mr. Oatman. The vote went as follows: Mr. Oatman - Yes, Mr. Cameron - Yes, Mr. Hobbs - Yes, Mr. Biondolillo - Yes, and Mr. Barella - Yes. The motion passed with a vote of 5-0.

A motion to set a Public Hearing for **April 1, 2010 at 7:00 pm.** was made by Mr. Biondolillo and seconded by Mr. Cameron. The vote went as follows: Mr. Oatman - Yes, Mr. Cameron - Yes, Mr. Hobbs - Yes, Mr. Biondolillo - Yes, and Mr. Barella - Yes. The motion passed with a vote of 5-0.

Report of the Zoning Enforcement Officer

Mr. Russell had reported on a few signs.

Report of Administrative Clerk to the Supervisor

Mr. Harter had nothing to report on.

Report of Community Development Coordinator

Mrs. Jenack updated the Board members on the Tug Hill Conference set for April 1, 2010.

There is upcoming training available on March 31, 2010 through the Tug Hill Commission. The training will take place at Cornell Cooperative Extension. Mrs. Jenack will sign up Board Members if they request it.

She said there would be a meeting on Friday with the Patels to work on the road issue and funding.

Adjournment

A motion to adjourn at 7:45pm was made by Mr. Biondolillo and seconded by Mr. Cameron. The vote went as follows: Mr. Oatman - Yes, Mr. Cameron - Yes, Mr. Hobbs - Yes, Mr. Biondolillo - Yes, and Mr. Barella - Yes. The motion passed with a vote of 5-0.