

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

1. Call to Order

The March 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, Clarke Oatman, Town Engineer - Kris Dimmick, Community Development Coordinator - Jessica Jenack, and Zoning Enforcement Officer - Dean Russell. Others present were: Mike Alteri. Board Members David Champagne and Larry Covell were absent.

3. Reading and Approval of Minutes

The minutes from the February 4, 2010 meeting were approved. A motion to approve the minutes was made by Mr. Biondolillo and seconded by Mr. Cameron. The votes were cast as follows: Mr. Cameron – yes, Mr. Oatman - yes, Mr. Biondolillo - yes, Mr. Hobbs - yes, and Mr. Barella - yes.

4. Unfinished Business

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 water line easements for Water District #4 were added as requested to the Final Plat Map and it was submitted by the 12 day deadline.

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

Last month, Mr. Javarone was asked to incorporate the following items into his Site Plan based on written comments submitted for the Public Hearing.

- a. The turn around pad for the automotive center was in the 15 foot buffer area. This needed to be either decreased or moved back. Four parking spaces were also located within the buffer area and a label stating “future sidewalk for others” would need to be added. These items were addressed and corrected.
- b. A labels showing where the truck rentals would be parked and displayed was added.
- c. Cross access easements along the driveway were added. This was asked for in the event the other lot /plaza is 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. A light pole was added to meet the requirement of 2.0 foot candles 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 as requested.

6. **Correspondence**

Chairman Hobbs said he had received two letters from Mr. Van Tassel dated February 16, 2010 and February 18, 2010. He and Mrs. Jenack had consulted with the Town Attorney as to whether or not the Board had to respond to the letters. The Attorney had said the public hearing was closed and that the letters should be considered as correspondence. The time for public comment has closed. They will be noted as correspondence.

7. **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.

A bay would be added to the existing auto repair shop. The overhead door will not face NYS Route 37. The applicant was asked by the Chairman to submit a new Revised Site Plan. The well and septic locations were added to the original plans as well as the addition. The SEQR was previously completed for the project. A public hearing would need to be conducted which is based on consultation with the Town Attorney regarding the process.

This project precipitated a discussion on adding a section to the Zoning Law for Modified Site Plans. At this time, there is not a process set up to review these type of projects except from scratch as brand new projects.

8. **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 to add to the existing storage facility, located on US Route 11, Tax Parcel# 55.00-1-28.13.

Mr. Pope's project would fall under the new storage laws but it would be exempt from the 150' set back. Lighting photometric information would need to be submitted. The updated Site Plan would also need to be sent to County Planning for their review since the expansion is almost half the size of the original project.

9. **New Business:**

Megan and Andrew 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 project would not be reviewed as the submitted application did not meet the requirements for Sketch Review.

10. **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, and Lot 3 = 176.29 acres, with Lot 1 being used for the purpose of constructing a Town Road, located on Goulds Corners Road, Tax Parcel # 65.00-1-84.21.

The land to be subdivided is located in an area that is sensitive to State and Federally endangered species and sensitive to archeological resources. An archeological study needs to

be completed prior to the road being built in the future. Part II of the SEQR form has been completed.

11. Adjournment:

The meeting was adjourned at 6:55 pm.