

**LERAY PLANNING BOARD**  
**MINUTES**  
**April 1, 2010**

**Open Regular Meeting**

Board members in attendance: Vice-Chairman – Sam Biondolillo, Andy Barella, 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: Edward Sturdivent, Jerry Peck, Eugene French, Ron Pope, Tom Kennedy, Neil Zinsmeyer, and Terry Tontarski. Board Member - Larry Covell and Chairman - Jerry Hobbs were absent.

**Pledge of Allegiance**

**Approval of Minutes from the previous meeting**

The minutes from March 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. Biondolillo-Yes, Mr. Barella-Yes, and Mr. Champagne-Yes. The motion passed with a vote of 5-0.

**Correspondence and Communication**

There was no correspondence or communication.

**Public Hearing**

*Eugene French. French's Auto. Preliminary Review of a Site Plan Modification* - 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.

The Board members reviewed the Site Plan

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

A construction schedule that was requested by the Board last month had been submitted.

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

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

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

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

The applicant was informed that the secretary would send an approval letter in the mail.

### **Public Hearing**

*Ronald Pope. Drum Self-Storage. Preliminary Review of a Site Plan Modification* - to build two 80' by 120' climate controlled storage buildings to the existing facility, located on US Route 11, Tax Parcel# 55.00-1-28.13.

The Board members reviewed the Site Plan. The Vice-Chairman stated that the project had been scaled back from 8 proposed buildings to 2 new buildings.

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

A construction schedule that was requested by the Board last month had been submitted.

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

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

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

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

The applicant was informed that the secretary would send an approval letter in the mail.

### **Public Hearing**

*Fidelity American Holdings Corp. Preliminary 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 Town Road , located on Gould Corners Road, Tax Parcel # 65.00-1-84.21.

The Board members reviewed the Preliminary Subdivision Plat.

The Vice Chairman opened the Public Hearing. Mr. Edward Sturdivent addressed the audience with concerns as to where the subdivision was taking place in regard to his parcel. Mr. Dimmick reviewed the subdivision map with him and he was satisfied.

With no other comments from the floor, a motion to close the public hearing was made by Mr. Cameron and seconded by Mr. Barella. The vote went as follows: Mr. Oatman-Yes, Mr. Cameron-Yes, Mr. Champagne-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. Champagne and seconded by Mr. Cameron. The vote went as follows: Mr. Oatman-Yes, Mr. Cameron-Yes, Mr. Champagne-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. Barella. The vote went as follows: Mr. Oatman-Yes, Mr. Cameron-Yes, Mr. Champagne-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. Oatman and seconded by Mr. Cameron. The vote went as follows: Mr. Oatman-Yes, Mr. Cameron-Yes, Mr. Champagne-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. Cameron and seconded by Mr. Champagne. The vote went as follows: Mr. Oatman-Yes, Mr. Cameron-Yes, Mr. Champagne-Yes, Mr. Biondolillo-Yes, and Mr. Barella-Yes. The motion passed with a vote of 5-0.

The applicant was informed that the secretary would send an approval letter in the mail.

### **New Business**

*Terry Tontarski. Preliminary Review of a Lot Line Adjustment- to take 1.625 acres from Parcel A , owned by Terry Tontarski, and add it to Parcel B, owned by Kevin Lundy, located on Duffy Road, Tax Parcel #83.8-2-13.44.*

Mrs. Jenack and Mr. Hobbs met with Mr. Tontarski to review the Lot Line Adjustment. The Zoning District was not labeled on the map but no building or construction was taking place.

Mr. Tontarski was asked by the Vice-Chairman to clarify the Tax Parcel number. It should have been 44.

A motion to approve the Lot Line adjustment was made by Mr. Cameron and seconded by Mr. Oatman. The vote went as follows: Mr. Oatman-Yes, Mr. Cameron-Yes, Mr. Champagne-Yes, Mr. Biondolillo-Yes, and Mr. Barella-Yes. The motion passed with a vote of 5-0.

### **New Business**

*342 Hotel Associates, LLC. Expansion of the Microtel. Preliminary Review of a Site Plan Modification- to add 12.3 feet to the north side 1<sup>st</sup> and 2<sup>nd</sup> floor rooms to accommodate larger rooms and include two beds per room and shift the parking lot relative to the building expansion, located on Virginia Smith Drive, Tax Parcel # 75.05-1-58.*

Mr. Kennedy gave a brief presentation on the proposed expansion project. The lighting currently in place would be replaced on the back wall. The property that would be used to expand the parking lot would be leased. It is part of a lien between Conifer and NY State. It is due to be released, but has not been at this point. Mr. Kennedy stated he would have a 30 year ground lease with the option to extend. The portion paid on the lease would be credited against the purchase price. There is an unrecorded Storm Water Drainage Easement with the Town on the Conifer Parcel. Mr. Kennedy's associates and the Town have been trying to find documentation to support the addition of the parking lot. Mr. Dimmick and Mr. Langone will work with Mr. Kennedy to get the easement resigned and recorded as part of the lease agreement. Mr. Dimmick stated he would be comfortable with that.

The Board asked for some type of curbing along the parking lot expansion. Curb breaks were suggested.

Labeling and details of the lighting would need to be added to the Site Plan as well as a label for the new proposed property line.

Mr. Cameron asked for documentation from the land owner of the agreement to lease the property. Mr. Kennedy said he would submit his letter of intent.

A motion to deem the application complete was made by Mr. Oatman and seconded by Mr. Barella. The vote went as follows: Mr. Oatman-Yes, Mr. Cameron-Yes, Mr. Champagne-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 May 6, 2010 at 7:00 pm was made Mr. Oatman and seconded by Mr. Champagne. Mr. Kennedy was reminded that 3 copies of the revised Site Plan plus the lighting information, curbing detail and property line, as well as the letter of intent need to be submitted 12 days prior or the hearing would not be published. Also, finalizing the purchase of the property and recording of the easement need to be worked on.

#### **Report of the Zoning Enforcement Officer**

Mr. Russell stated he had a quiet month. He had a few non compliance problems.

#### **Report of Administrative Clerk to the Supervisor**

Mr. Harter submitted the developer fee schedule. He reported on a few interested buyers for the Dawn Homes project. He said Columbia is still interested in moving ahead with the road whether the housing project is started or not.

The Town and Mr. Patel have reached an agreement on the rear access road. The Town is waiting for the design work.

Pleasant Creek Meadows – behind Race Track. Steve said the 1989 Site Plan called for 500 units of housing. At this point 186 units are complete. There are water and sewer problems. The systems were to be dedicated to the Town. The new buyers would like to update the Sewer to the point it could be turned over to the Town. Bernier and Carr have submitted a document that when complete would bring the system up to standards. The bids have already gone out.

The Town has had been reviewed for their Bond Rating. The Town received an A-. This will allow the Town to receive better rates when they go to sell the bonds.

### **Report of Community Development Coordinator**

Mrs. Jenack updated the Board members on the Draft Wind Tower Law. The project went to County Planning for review. The comments were in the newspaper, but Mrs. Jenack had not received them yet. A copy of the Law went to Fort Drum and to Jay Matteson. The Public Hearing is set for next week at the Town Board meeting. Mrs. Jenack urged the Board members to come in support of the law.

A new project is being proposed across from KFC. It will include commercial development with residential located behind.

Mrs. Jenack updated the Board on Freedom Plaza. Mr. Burto received a Variance from the ZBA. He still needs to obtain a Zoning Permit as well as a Sign Permit.

### **Adjournment**

A motion to adjourn at 8:05 pm was made by Mr. Champagne and seconded by Mr. Barella. The vote went as follows: Mr. Oatman-Yes, Mr. Cameron-Yes, Mr. Champagne-Yes, Mr. Biondolillo-Yes, and Mr. Barella-Yes. The motion passed with a vote of 5-0.