

Town of LeRay Planning Board
Work Session
May 6, 2010

1. Call to Order

The May 6, 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 Board Room, Evans Mills, NY.

2. Roll Call

Board members present were: Chairman – Jerry Hobbs, Andy Barella, David Champagne, Sam Biondolillo, Alan Cameron, Larry Covell, Clarke Oatman, Town Engineer - Kris Dimmick, Community Development Coordinator - Jessica Jenack, and Zoning Enforcement Officer - Dean Russell. Others present were: Mike Alteri.

3. Reading and Approval of Minutes

The Work Session minutes from April 1, 2010 were reviewed by the Board members. There were no modifications. 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. Barella - yes, Mr. Champagne - yes. Mr. Hobbs and Mr. Covell abstained from voting due to their absence.

4. Unfinished 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 1st and 2nd floor rooms to accommodate larger rooms and include two beds per room and shift of the parking lot relative to building expansion, located on Virginia Smith Drive, Tax Parcel # 75.05-1-58.

A copy of the lease agreement was provided to the Board and the Town Attorney. The Attorney is not comfortable with the Board granting Final Approval with a lease in place for the parcel.

The Storm Water Easement is still incomplete. This matter will be worked on with the Town Attorney.

The modifications to the Site Plan that were requested from last meeting were addressed. The area being acquired was to be labeled as well as the proposed property line. The same lighting as the existing will be placed back on the building. The sidewalk extension was noted. The depressed curbing was noted. The storm pipe was extended. The slope appears to be consistent with the parking lot. An approximate construction schedule will be needed.

5. Unfinished Business

Dinesh Patel. 3 Story Hotel. Preliminary Review of a Site Plan - to build a 3 story hotel with asphalt parking area and drop off area, site work will include sanitary and water connections to municipal system, storm water management area, lighting , landscaping, and Town Road, located on US Route 11, Tax Parcel # 65.17-1-20.2.

The location of the Town Road has been determined. Kris said that Mr. Patel asked that the road be raised to meet his proposed grading.

Mr. Patel has signed the road agreement. This includes the portion to be dedicated to the Town. The label on the Site Plan should now read "Town Road". A second fire hydrant has been requested by the Calcium Fire Chief. The water main and other details need to be approved by Mr. Dimmick.

The sign design has been submitted. After submission the applicant sent Mrs. Jenack a modified design which included an LED display board. The signage will have to be recalculated to be sure it meets the requirements.

The MH1 labels need to be added on the Lighting Plan.

The requirement of two foot candles at the intersections will need to be met. Lighting at the northeastern intersection will need to be provided to meet the 2.0 requirement. The lighting at the northern property line is above the maximum of .6 foot candles.

Lighting area calculations for the parking lot areas need to show that they meet the average 1.0 foot candles as required. If the Town Engineer is satisfied with the storm water pipe location, the Town needs to work on drafting the drainage easement document and Mr. Patel's engineer should prepare a description of the easement area (and possibly prepare a map of the area). A storm drainage profile will need to be submitted. The existing Sanitary WYE will need to be used.

The Utility Plan needs to show the cleanout on the right-of-way line. Details of the stormtech underground detention area will be needed.

The pavement system within the Town right-of-way must be approved by the Highway Superintendent.

A smoother transition between the WJ Development and the Patel property was suggested.

It was suggested that trees be placed along the town road near the snow storage area by locating them about one third of the way up the tow of the slope to help balance the landscaping on site. The Town will also be adding trees at the northeastern corner of the property along the town road.

This project will be sent on to County Planning for their review.

6. **Unfinished Business**

Clower Construction. Eagle Ridge Townhouse Complex – Preliminary review of a Modification to a Site Plan - to construct collection areas for trash, located off NYS route 342, Tax Parcel # 65.00-1-73.27.

A photo was submitted of the proposed fencing. They will be constructing 6x18 foot pads. This matter is considered a Site Plan modification and was also presented in December of 2009.

7. **New Business:**

Susan Sams. Preliminary Review of a Site Plan - to obtain a Site Plan approval for a future retail use, located on US Route 11, Tax Parcel # 65.17-1-10.

There is not a Site Plan on file for this site. No construction is being conducted. This is for an unknown future retail use. Parking will be shared with the Saw Barn.

The existing wooden sign will need to be moved out of the NYS right-of-way.

On site septic and well are still being used. At this time the Supervisor is not requiring that they be hooked up to public sewer and water.

A topographic survey has been prepared for the property boundaries.

8. **Adjournment**

The meeting was adjourned at 6:55 pm.