

LERAY PLANNING BOARD
MINUTES
May 7, 2009

Open Regular Meeting

Board members in attendance: Chairman - Fred Tontarski, Sam Biondolillo, Alan Cameron, David Champagne, Jerry Hobbs, Clarke Oatman, Larry Covell, Zoning Enforcement Officer - Dean Russell, Town Engineer - Kris Dimmick, and Administrative Clerk to the Supervisor - Steve Harter. Other people in attendance were: Walter Van Tassel, Dick Wicks, Tom Kennedy, Casey Spicer, Irene Lavancha, and Gary Clooney. Community Development Coordinator- Jessica Jenack was absent.

Pledge of Allegiance

Approval of Minutes from the previous meeting

The minutes from the April 2, 2009 regular meeting were received and there were no modifications. A motion to accept the minutes was made by Mr. Cameron and seconded by Mr. Oatman. This motion passed 7-0.

Correspondence and Communication

There was no communication or correspondence.

Unfinished Business:

- ***Jefferson County Industrial Development Agency - Eagle Ridge - Preliminary Review for Minor Subdivision*** - to subdivide 16.253 acres out of 103.58 acres to be dedicated to Ontario Bays Initiative for the purpose of mitigating impact on the Indiana Bat and Wetland areas, located on NYS Rt. 342, Tax Parcel#65.00-1-73.27.

The Board reviewed the connection to Kestrel from the main access drive per the Town Engineers request.

Public Hearing:

The Chairman opened the Hearing, and with no comments from the floor a motion to close the hearing was made by Mr. Cameron and seconded by Mr. Champagne. This motion passed 7-0.

A motion to review the Preliminary Subdivision Plat was made by Mr. Hobbs and seconded by Mr. Biondolillo. This motion passed 7-0.

A motion to approve the Preliminary Subdivision Plat was made by Mr. Cameron and seconded by Mr. Champagne. This motion passed 7-0.

A motion to review the Final Subdivision Plat was made by Mr. Covell and seconded by Mr. Cameron. This motion passed 7-0.

A motion to approve the Final Subdivision Plat was made by Mr. Cameron and seconded by Mr. Oatman. This motion passed 7-0.

Mrs. Jenack will send an approval letter by mail.

Report of the Zoning Enforcement Officer

Mr. Russell contacted people on Martin Road to clean up their property. There is a person residing in a garage on Anstead Road and per the code this is not allowed. Mr. Russell had issued some permits. He contacted the Ugly Stick to move the Limo.

Public Hearing:

- ***Lawrence Lavancha - Preliminary Review for Minor Subdivision Plat - @ 7:25pm*** - to subdivide 95+ acres into Lot 1 = 80+ acres, Lot 2 = 11.48 acres, and Lot 3 = 3 acres, located on Bedlam Road, Tax Parcel 65.00-2-7.1.

The Chairman opened the Public Hearing, and with no comments from the floor a motion to close the hearing was made by Mr. Oatman and seconded by Mr. Cameron. This motion passed 7-0.

A motion to review the Preliminary Subdivision Plat was made by Mr. Hobbs and seconded by Mr. Biondolillo. This motion passed 7-0.

A motion to approve the Preliminary Subdivision Plat was made by Mr. Cameron and seconded by Mr. Champagne. This motion passed 7-0.

A motion to review the Final Subdivision Plat was made by Mr. Champagne and seconded by Mr. Oatman. This motion passed 7-0.

A motion to approve the Final Subdivision Plat was made by Mr. Biondolillo and seconded by Mr. Hobbs. This motion passed 7-0.

Mrs. Jenack will send an approval letter by mail. Mrs. Lavancha was reminded she needed to file with the County.

Unfinished Business:

- ***LeRay Medical - Preliminary Site Plan Review*** - to construct two (2) two-story office buildings, located on Independence Way, Tax Parcel # 65.00-1-48.31.

At the April meeting Preliminary Approval was granted with the following modifications:

1. The illustration of the integration of lighting between Independence Way and the Site. This matter was satisfied.
2. Pedestrian connectivity between the other parcels was shown on the Final Site Plan.
3. Texture was added to sidewalks.
4. Mr. Dimmick had requested the review of the following items:
 - The retention ponds need to include a bottom drain. This matter was satisfied.
 - The developer should consider accepting a smaller precast system. The matter was satisfied.
 - The sanitary cleanout was inadvertently changed. The GYMO Plan set replaced it.
 - Antiseep collars need to be made of rigid material not membrane. This matter was satisfied.
 - The forebay depth needs to be labeled. This matter was satisfied.

- Perimeter fencing/demarcation needs to be placed around the retention ponds. A decision as to what style of fencing was not made.
5. A motion to Grant Final Site Plan Approval was made by Mr. Cameron and seconded by Mr. Oatman. This motion passed 7-0.

Report of Administrative Clerk to the Supervisor

Mr. Harter told the Board that the Town was looking into the possibility of developers donating land to the Town for conservation easements instead of donating to private endowments. The land would remain private and remain on the tax rolls.

The Town Board held a public hearing to change the width of the pavement and right of way. The language is not clear in the Zoning Law.

Water District 4 is progressing. The easements are close to being all signed. The Town has applied for stimulus money to help with the project.

The Carey well site is close to being online. The well site has electricity but no gas.

The Casey sewer pump is on line.

The radios connected to the water and sewer systems have been replaced.

Mr. Harter provided the Board members with an updated Developer Financial Statement.

New Business

There was no new business.

Report of Community Development Coordinator

Mrs. Jenack was absent.

Adjournment

A motion to adjourn was made at 8:30 pm by Mr. Cameron and seconded by Mr. Covell. This motion passed 7-0.