

**Town of LeRay Planning Board  
Work Session  
June 3, 2010**

**1. Call to Order**

The June 3, 2010 Work Session portion of the LeRay Planning Board was called to order by Chairman Jerry Hobbs at 6:00 p.m. in the LeRay Board Room, Evans Mills, NY.

**2. Roll Call**

Board members present were: Chairman – Jerry Hobbs, Andy Barella, Sam Biondolillo, Alan Cameron, David Champagne, Larry Covell, Clarke Oatman, Town Engineer - Kris Dimmick, and Community Development Coordinator - Jessica Jenack. Mike Alteri was also in attendance.

**3. Reading and Approval of Minutes**

The minutes from the May 6, 2010 meeting were approved. A motion to approve the minutes was made by Mr. Biondolillo and seconded by Mr. Barella. The votes were cast as follows: Mr. Covell - Yes, Mr. Cameron – Yes, Mr. Oatman - Yes, Mr. Biondolillo - Yes, Mr. Barella - Yes, Mr. Champagne - arrived just after the vote, Mr. Hobbs – Yes. Motion carried 6-0.

**4. 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.

A letter was received from the Calcium Fire Department. Mr. Newman is satisfied with the location of the second fire hydrant. He is requesting to be involved before construction begins. He would like to review the installation of the Fire Suppression System.

The sign and display board were too close to the road and too large. This matter was also brought up by the County Planning Board.

The photometric plan has been addressed.

The lighting at the intersection was addressed. This did however increase their minimum foot candles from 1.62 to 1.84 in the parking lot areas.

A letter was received from Mr. Javarone in regard to the lighting at his property line. He has no issue with the lighting as planned.

The Board questioned if there would be any way to lower the average foot candle from the 1.84 proposed? This could possibly be done with changes to the fixtures.

The MH-1 lights have been labeled.

The label “future” town road has been corrected to read town road.

Drainage for the snow storage area has been re-routed as requested. This created a deep hole next to the Town Road. The Board will ask that this be addressed. The piping alignment will also need to be addressed.

The Storm Tech system details were provided.

The pavement system has been approved by the Highway Superintendent.

Mr. Javarone has provided a letter stating he will work with the Mr. Patel on the grade transition between the parcels.

Trees were added along the lower portion of the slope between the development and the planned Town Road.

The Board reviewed the County Planning Board comments which were as follows:

- A NYS DOT Highway work permit is required.
- A SWPP needs to be prepared and a Notice of Intent must be filed with the NYSDEC. Also the Board will remind the Patels that as per the Zoning Law a record of the application for and approval status of all necessary permits must accompany the application for Final Site Plan Approval.
- The Board will ask Mr. Richardson if the proposed lighting would impact Fort Drum.
- The area reserved as open space will drop from 39% to 30% once the road area is taken.
- The monument sign is not located 15 feet from the property line and is too large.
- The trees appear to be too close to the property line. The Board agreed but did not feel that this would not be an issue.
- There are no sidewalks planned for the sides of the building.

Mr. Dimmick then gave his comments as follows:

- The average light intensity has increased.
- The retaining wall description is missing.
- Details as to the Fire Service and Fire Department connection need to be provided for concurrence by the Fire Chief.

- The storm water outlet pipe must extend an additional 190 feet to the east to reach West Creek.
- Traceable warning tape must be used over the new sanitary sewer piping from the top of the sanitary clean-out to the connection WYE and over all storm sewer piping.
- No hydraulic analysis was provided on the water system addition.
- A storm water sewer profile should be provided for the gravity piping.
- The drainage easement for the storm pipe should be labeled 30ft. wide.
- The recessed area on the eastern portion of the property is excessively deep.
- No technical specifications were provided with the submission.
- Easement lines are not needed across the Town Road.
- The Fire Hydrant detail needs to show the traffic flange 3” above finished grade.

5. **Unfinished 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.*

The County Planning Board felt it was premature to review the project. Once a use is determined it should be reviewed by the County.

6. **Unfinished Business**

*342 Hotel Associates, LLC. Expansion of the Microtel. Review of a Modified Final Site Plan - 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 affected parking will be reallocated in the existing parking lot, located on Virginia Smith Drive, Tax Parcel # 75.05-1-58.*

The project has been redesigned and will not require additional property. Four parking spaces will be eliminated and one tree will be relocated. This will now be a revised Final Site Plan.

They will still be working with the Town on the Easement for the Storm Drainage area.

7. **Unfinished Business**

*Northern Developers. Review of a Lot Line Adjustment - to take 0.57 acres from Tax Parcel # 65.17-1-2, owned by Ferris Enterprises and add it to Tax Parcel # 65.17-1-23, owned by Northern Developers, while 0.21 acres from Tax Parcel# 65.17-1-23, owned by Northern Developers and add it to Tax Parcel # 65.17-1-2, located on US Route 11.*

The Chairman said the maps for this project were in when requested. The exchange of land is to square up the property. The Chairman said that Mr. Burto has a buyer interested in the parcel. He would need to do a subdivision by July 1<sup>st</sup>. The Board was polled to see if they would set a Special meeting in June to review the Subdivision Application to meet the deadline for the sale of the property.

8. **Adjournment**

The meeting was adjourned at 6:55 pm