

LERAY PLANNING BOARD
MINUTES
July 1, 2010

Open Regular Meeting

Board members in attendance: Chairman – Jerry Hobbs, Sam Biondolillo, Alan Cameron, Larry Covell, David Champagne, Clarke Oatman, Town Engineer - Kris Dimmick., Community Development Coordinator - Jessica Jenack, Administrative Clerk to the Supervisor - Steve Harter. Board member Andrew Barella was absent. Other people in attendance were: Floyd Roberts, Dinesh Patel, Matt Morgia, Michael Richardson, Walter Van Tassel, and Mike Lundy.

Pledge of Allegiance

Approval of Minutes from the previous meeting

The minutes from June 3, 2010 were reviewed by the Board members. There was a correction to show Mr. Covell as abstaining from voting on the previous minutes due to his absence. The vote should be reflected as 6-1. A motion to approve the minutes was made by Mr. Covell and seconded by Mr. Oatman. The vote went as follows: Mr. Oatman - Yes, Mr. Covell - Yes, Mr. Cameron - Yes, Mr. Biondolillo - Yes, Mr. Champagne - Yes and Chairman Hobbs - Yes. The motion passed with a vote of 6-0.

The minutes from the Special Meeting on June 17, 2010 were also reviewed. A motion to approve the minutes was made by Mr. Cameron and seconded by Mr. Champagne. The vote went as follows: Mr. Oatman - Yes, Mr. Covell – abstained due to absence, Mr. Cameron - Yes, Mr. Biondolillo - abstained due to absence, Mr. Champagne - Yes, Chairman Hobbs - Yes. The motion passed with a vote of 4-2.

Correspondence and Communication

There was no correspondence or communication.

Public Hearing

Northern Developers. Review of a Minor Subdivision - to subdivide tax parcel #65.17-1-23 into two lots: Lot 1 = approximately 1.96 acres including the existing plaza and Lot 2 = approximately 2.95 acres, located on US Route 11.

Prior to the public hearing opening, Chairman Hobbs asked Mr. Lundy for a letter concerning the 66' access easement for a future Town Road. Mr. Lundy stated that according to his attorney all the requirements had been met for the Subdivision and this was not part of the approval process. He said he would gladly discuss the easement in the future, but would not commit at this time.

He stated the Town would take on a liability if the easement was granted at this point.

The public hearing was opened at 7:15 pm, and with no public comment a motion was made by Mr. Cameron and seconded by Mr. Champagne to close the hearing. The vote went as follows: Mr. Oatman - Yes, Mr. Covell - Yes, Mr. Cameron -Yes, Mr. Biondolillo - Yes, Mr. Champagne - Yes and Chairman Hobbs - Yes. The motion passed with a vote of 6-0.

A motion was made by Mr. Cameron and seconded by Mr. Biondolillo to discuss the Preliminary Subdivision Plat. The vote went as follows: Mr. Oatman - Yes, Mr. Covell - Yes, Mr. Cameron - Yes, Mr. Biondolillo - Yes, Mr. Champagne - Yes and Chairman Hobbs - Yes. The motion passed with a vote of 6-0.

The items that were requested for the Final Subdivision Plat were reviewed by the Board members.

- The 66' wide cross access easement area needs to be modified to include the entire paved portion of the intersection on US Route 11 for alignment of a future town road. This item was resolved.
- The plat needs to show a 20' easement (10' on each side) along the town owned sanitary line along US Route 11. This item was resolved.
- The Town owned waterline along US Route 11 needs to show that the waterline extends beyond both hydrants. This item was resolved.
- A note should be added to the plat giving reference to various easements A-G. Also, copies of the easements proposed including the cross access easements need to be provided as soon as they are prepared. This item was resolved.
- The plat map should show where the two parking spaces will be relocated. This item was resolved.

The outstanding issue remains the letter for the 66' easement for the future Town Road. Mr. Covell reminded the Board that they had 62 days from the public hearing to grant preliminary subdivision approval. Mr. Lundy stated this would jeopardize his project.

Mr. Champagne suggested that the Board have the opportunity for legal counsel as Mr. Lundy did.

Mr. Hobbs stated that if a special meeting were held the matter could be resolved.

The members discussed referring the matter to the Town Attorney and being able to vote on July 8, 2010 at a Special Meeting. The public hearing was opened at 7:15 pm and with no public comment, a motion was made by Mr. Cameron and seconded by Mr. Champagne to close the hearing. The vote went as follows: Mr. Oatman - Yes, Mr. Covell - Yes, Mr. Cameron - Yes, Mr. Biondolillo - Yes, Mr. Champagne - Yes and Chairman Hobbs - Yes. The motion passed with a vote of 6-0.

Preliminary Approval was not granted at this time.

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 following modifications were incorporated onto the Final Site Plan.

Labeling

- Traceable warning tape must be used over new sanitary sewer piping from the top of the sanitary clean-out to the connection WYE and over all storm sewer piping. This must be shown on the detail sheets. This item was resolved.
- The drainage easement for this portion of the sewer needs to be labeled 30 ft. wide and the easement for the waterline must be shown and labeled 20 ft. on the drawings. This item was resolved.
- Easement lines are not needed across the Town Road and need to be removed. The lines were removed.
- Provide a label on the Fire Hydrant detail clarifying the traffic flange 3” above finished grade. This item was resolved.

Approvals

- A copy of the SWPP once it has been prepared. This has been resolved.
- A copy of the Highway Work Permit application and a copy of a letter from NYSDOT giving Conceptual Approval for the location of the drive way. A letter had been received by Mrs. Jenack.

Tech Documents

- The Hydraulic Analysis is done.
- A profile of all sewer mains has been provided.
- The recessed area was revised and shown on the drawing.
- The tech specs were completed but there were changes needed per Kris Dimmick.
 1. 2.2 A 4 “delete the reference to Bronze wedges”.
 2. 2.4 The town of LeRay WD# 2 standardized Fire Hydrant is the Kennedy K-81.
 3. 2.2 A Calls for class 50 ductile iron main, the utility plan calls for class 52 on the building service line and does not label the hydrant leg material. This inconsistency should be resolved.

Mrs. Jenack updated the Board that a meeting was held June 25, 2010 with the DEC. The Town and DEC came to the consensus that the pipe does have to extend the additional 190 feet, and an impermeable conveyance to the stream must be constructed as per the DEC request. This also included a 60 day waiting period prior to construction.

A meeting will be held with the Patel’s to review the outcome of the meeting on the 25th. They were unable to make the one scheduled prior to tonight. This issue will also be discussed at the July 8, 2010 meeting. At this time, Kris Dimmick spoke with the Patel’s Attorney regarding the stormwater system outside of the meeting.

A motion to review the project at a special meeting if all necessary information is present, on July 8, 2010 at 6:00pm was made by Mr. Covell and seconded by Mr. Cameron. The vote went as follows: Mr. Oatman - Yes, Mr. Covell - Yes, Mr. Cameron - Yes, Mr. Biondolillo - Yes, Mr. Champagne - Yes, and Chairman Hobbs - Yes. The motion passed with a vote of 6-0.

New Business

Rodney Bush. Review of a Lot Line Adjustment - to take 0.31 acres from Tax Parcel # 74.16-1-12.1 and add-it-to Tax Parcel # 74.16-1-12.2.

The Board members reviewed the Plat Map.

A motion was made by Mr. Cameron and seconded by Mr. Covell to approve the Lot Line Adjustment. The vote went as follows: Mr. Oatman - Yes, Mr. Covell - Yes, Mr. Cameron - Yes, Mr. Biondolillo - Yes, Mr. Champagne - Yes, and Chairman Hobbs - Yes. The motion passed with a vote of 6-0.

New Business

Floyd Roberts III. Knights Auto Sale-Updated Site Plan - Floyd Roberts owner of adjacent Palomino Motors wishes to utilize the previous Site Plan to display 23 autos for sale, located on US Route 11, Tax Parcel #65.17-1-6.

Mr. Roberts will be leasing property from Mr. Leggero to display vehicles to be sold. He will be using two customer parking spots so the cars can be parked and go to his office without traveling onto US RT 11. Curb stops will be put in as well as flower pots. No business will be conducted at this location.

The SEQR was completed for the prior site plan. Mr. Roberts was informed that if the property is purchased, a new Site Plan will have to be completed.

A motion to approve the updated Site Plan was made by Mr. Cameron and seconded by Mr. Champagne. The vote went as follows: Mr. Oatman - Yes, Mr. Covell - Yes, Mr. Cameron - Yes, Mr. Biondolillo - Yes, Mr. Champagne - Yes, and Chairman Hobbs - Yes. The motion passed with a vote of 6-0.

Special Meeting

A motion to hold a Special Meeting on July 8, 2010 at 6:00pm to discuss the Site Plan Modification Law, the Patel project and the subdivision for Northern Developers was made by Covell and seconded by Mr. Biondolillo. The vote went as follows: Mr. Oatman - Yes, Mr. Covell - Yes, Mr. Cameron - Yes, Mr. Biondolillo - Yes, Mr. Champagne - Yes, and Chairman Hobbs - Yes. The motion passed with a vote of 6-0.

Report of Administrative Clerk to the Supervisor

Report of Community Development Coordinator

Mrs. Jenack briefly discussed a possible revision to the Zoning Law regarding the display of vehicles along State roads. The consensus was that the Board would be in agreement.

Adjournment

A motion to adjourn at 8:30 pm was made by Mr. Champagne and seconded by Mr. Biondolillo. The vote went as follows: Mr. Oatman - Yes, Mr. Covell - Yes, Mr. Cameron - Yes, Mr. Biondolillo - Yes, Mr. Champagne - Yes, and Chairman Hobbs - Yes. The motion passed with a vote of 6-0.