

**Town of LeRay Planning Board
Work Session
July 1, 2010**

1. Call to Order

The July 1, 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 Conference Room, Evans Mills, NY.

2. Roll Call

Board members present were: Chairman – Jerry Hobbs, Sam Biondolillo, Alan Cameron, David Champagne, Larry Covell, Clarke Oatman, and Community Development Coordinator - Jessica Jenack, Town Engineer - Kris Dimmick. Board member Andrew Barella was absent.

3. Reading and Approval of Minutes

The minutes from the June 3, 2010 meeting were approved. A motion to approve the minutes was made by Mr. Biondolillo and seconded by Mr. Cameron. The votes were cast as follows: Mr. Covell - Yes, Mr. Cameron – Yes, Mr. Oatman - Yes, Mr. Biondolillo - Yes, Mr. Hobbs – Yes. Motion carried 6-0.

4. Unfinished Business

Northern Developers. Review Minor Subdivision Plat – to subdivide 4.92 acres into Lot 1 = 1.966 acres and Lot 2 = 2.953 acres, located on US Route 11, Tax parcel # 65.17-1-23.

The following items were asked to be included on the revised preliminary plat.

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 corrected on the plat.

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 added.

The town owned waterline along US Route 11 needs to show that the waterline extends beyond both hydrants. This item was corrected.

A note should be added to the plat giving reference to various easements A-G. Also, copies of the proposed easements including the cross access easement need to be provided as soon as they are prepared. The cross access easement agreement with the new developer was included as a draft document.

The plat map should show where the two parking spaces will be relocated. This item was corrected.

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 Board members reviewed the revised Preliminary Site Plan.

The storm water pipeline only extends to the wetland and not to the creek bed as asked by the Board in consultation with the Town Engineer. Mrs. Jenack, Mr. Dimmick, and Mr. Alteri attended a meeting with the DEC and DOH. A consensus was met between the DEC and the Town on drainage for the project. The Patel's were unable to attend a meeting set with the Town on June 30, 2010, and another meeting will be scheduled.

The storm water issue is the only outstanding item.

The Town is requesting that an impermeable layer be utilized to prevent recharge and the NYS DEC would like wetland plant species added above the liner to aid in filtering pollutants. The DEC said that this is considered a Substandard System and will require a 60 day waiting period prior to construction.

Mr. Dimmick also commented on the Technical Specs as follows:

- 2.2 A 4 "delete the reference to Bronze wedges".
- 2.4 The Town of LeRay WD# 2 standardized Fire Hydrant is the Kennedy K-81.
- 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.

6. 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.

This will be a Minor Lot Line adjustment.

7. New Business

Floyd Roberts III. Knights Auto Sale-Update 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.

This property is owned by Mike Leggero. The area being leased is for display only. Any business will be conducted at Palomino Motors. A letter was provided from Mr. Leggero regarding the lease agreement with Mr. Roberts. This also allows Mr. Roberts two parking spaces on his lot so the cars do not have to travel on Route 11 to return to Palomino Motors. Mr. Roberts will be adding curb stops and landscaping to the lot. If the parcel is purchased, a new Site Plan will have to be submitted to the Town.

8. **Old Business**

Site Plan Modification Draft Law-County Planning comments

The Board members reviewed the County Planning Board's comments. The Board decided that they would hold a Special Meeting on July 8, 2010 to discuss the comments from the county.

9. **Adjournment**

The meeting was adjourned at 6:57 pm.