

**LERAY PLANNING BOARD**  
**MINUTES**  
**July 2, 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, Community Development Coordinator - Jessica Jenack Administrative Clerk to the Supervisor - Steve Harter. Other people in attendance were: Walter Van Tassel, Attorney Peter Blodgett, Jose DeJesus, Megan Converse, and Stephen Converse.

**Pledge of Allegiance**

**Approval of Minutes from the previous meeting**

There was not a Regular meeting held in May.

**Correspondence and Communication**

There was no communication or correspondence.

**Unfinished Business:**

*Walt VanTassel - U-Lock It - Site Plan Review* - to operate a U-Lock It self storage facility consisting of forty-four (44) 5' x 10' storage units, twenty-two (22) 10' x 10' storage units, and twenty-five (25) 10' x 20' storage units, located on the Holbrook Road, Tax parcel # 65.17-1-15.

The board members reviewed the letters from Fish and Wildlife and Parks and Recreation at the work session. This satisfied Part II of the Short Form.

A motion was made by Mr. Hobbs for the Board as Lead Agency to conduct the Environmental Review for this Unlisted Action. The motion was seconded by Mr. Cameron and passed with a vote of 7-0.

It was determined that based on the information and analysis that the proposed action would not result in any significant adverse environmental impacts.

A motion was made by Mr. Cameron and seconded by Mr. Champagne to declare a Negative Declaration. This motion passed 7-0.

A motion to review the Revised Preliminary Site Plan was made by Mr. Biondolillo and seconded by Mr. Cameron. This motion passed 7-0.

A motion to approve the Revised Preliminary Site Plan was made by Mr. Oatman and seconded by Mr. Cameron. This motion passed 7-0.

A motion to review the Final Site Plan was made by Mr. Hobbs and seconded by Mr. Cameron. This motion passed with a vote of 7-0.

Mr. VanTassel was asked to submit a construction schedule.

A motion to grant Final Site Plan Approval was made by Mr. Cameron and seconded by Mr. Champagne. This motion passed 7-0.

**Public Hearings:**

There were no hearings this month.

**New Business:**

*Jose DeJesus. - Sketch Subdivision Plat Review* - to subdivide 116.1 acres into Lot 1 = 111 acres and Lot 2 = 5 acres, located on the Gardnerville Road, Tax parcel # 55.00-1-31.1

The Sketch Plan was reviewed at the work session. The drawing meets all the requirements for Preliminary submission and review. There is a minor typing error; it should read two lot subdivision, not one.

Part two of the Short Environmental Assessment form was prepared and reviewed.

A motion was made by Mr. Cameron and seconded by Mr. Oatman for the Board as Lead Agency to conduct the Environmental Review for the Unlisted Action. This motion passed 7-0.

Based on the information and analysis it was determined there would not be any significant adverse environmental impacts.

A motion was made by Mr. Cameron and seconded by Mr. Champagne to declare a Negative Declaration. This motion passed 7-0.

Mr. DeJesus was provided with a sewer/waste water disclosure form, which was signed and notarized at the meeting.

A motion to deem the application complete was made by Mr. Cameron and seconded by Mr. Hobbs. This motion passed 7-0.

A motion to set a Public Hearing for August 6, 2009 at 7:15 pm was made by Mr. Biondolillo and seconded by Mr. Champagne. This motion passed 7-0.

*Robert Lake. - Sketch Subdivision Plat Review* - to subdivide 15.5+ acres into Lot 1 = 6.6+ and Lot 2 = 8.9 + acres, located on US Route 11 and North Star Road, Tax parcel # 65.09-1-15.3

This matter was tabled because a representative for the project was not present.

*Andrew and Megan Converse. - Sketch Subdivision Plat Review* - to subdivide 12.5 acres into Lot 1= 0.87 acres, Lot 2 = 3.26 acres, Lot 3 = 0.68 acres, and Lot 4 = 7.69 acres, located on LaFave Road, Tax parcel # 74.16-1-5.111

The Board noted the following items on the Subdivision Plat:

- The acreage should be 12.5 not 11.2 as labeled.
- Structures and wooded areas within 200' should be labeled on the Plat (west side of LaFave Road).
- The arrows on the creek are flowing up hill.

Mrs. Converse stated that the creek is not always wet. Mr. Dimmick stated that the DEC would possibly view this as a blue line – or body of water.

The Board asked if fill would be brought in. They said yes but at this point they are unsure of how much. Any site work being done is by another party, but with the Converse's permission.

Mrs. Jenack informed Mrs. Converse that a SWPP may be required by the NYSDEC. The Board would let the DEC determine if that was necessary.

Due to the area being archeologically sensitive, a Phase 1A may need to be prepared. Mrs. Converse stated that the other adjacent parcels had been checked and cleared of any sensitive items. Mrs. Jenack offered to meet with Mrs. Converse to call NYS Parks and Recreation to discuss the project.

The Board could not classify the action as Unlisted due to the lack of some of the information in Part 1 at this point. The following outstanding items remain in question:

- Question #2 on page three needs to be addressed as to the fill being brought in.
- Question #3b needs to be answered - as to the amount of acreage that is considered agricultural land.
- Question #25 – page 8 the approval of a SWPP by the DEC needs to be added.

Part II of the Long Form prepared by Mrs. Jenack also concludes that according to the information provided in Part 1, there will be potentially large impacts to land, surface or groundwater quality, agricultural land resources, historic and archeological resources, and growth and character of community.

A grading plan needs to be submitted.

A motion to schedule a Public Hearing contingent upon receiving a grading plan, preparation of a SWPP, a revised subdivision plat, and correspondence from NYS Parks and Recreation, for August 6, 2009 at 7:35 pm was made by Mr. Biondolillo and seconded by Mr. Cameron. This motion passed 6-0. Mr. Covell abstained citing he felt he did not have enough information to make a decision.

#### **Report of the Zoning Enforcement Officer-**

Mr. Russell issued a few permits. He was in contact with Mr. Butler.

#### **Report of Administrative Clerk to the Supervisor**

Mr. Harter reminded the Board of the Town Board meeting on July 11, 2009. Ontario Bays will be present to discuss Conservation Easements/Land Dedications.

The new water district is still progressing with the purchase of property for a water tower.

#### **Report of Community Development Coordinator-**

Mrs. Jenack informed the Board that the Dawn Homes/Jefferson Apartments project may be under new ownership and would be managed by Place Properties. She and Mr. Harter met with a Stephen Freeman.

Mr. Robbe is requesting to put an addition on his commercial building on NYS Route 283. This was previously approved by the Board in 2006. The Board deemed this as an insignificant change. An updated Site Plan will be needed showing the addition and three more parking spaces. The Board agreed that the Chairman could sign the revised Site Plan administratively.

Candlewood Suites has had a change in Signage. They now have one sign that is smaller than what is required by Code.

**Adjournment**

A motion to adjourn was made at 8:05 by Mr. Hobbs and seconded by Mr. Covell. This motion passed 7-0.