

**LERAY PLANNING BOARD
SPECIAL MEETING MINUTES
July 8, 2010**

Open Special Meeting

Board members in attendance: Board Chairman - Jerry Hobbs, Andrew Barella, Sam Biondolillo, Alan Cameron, Larry Covell, Clark Oatman, Community Development Coordinator - Jessica Jenack, Town Engineer - Kris Dimmick. Others in attendance were: Mike Alteri, Mike Lundy, Kent Burto, D.T. Patel and Walter Van Tassel. Board Member David Champagne was absent.

Pledge of Allegiance

Approval of Minutes from the previous meeting

Minutes from the previous meeting were not reviewed at this meeting.

Unfinished Business:

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.

The Board reviewed the Preliminary Subdivision Plat.

The Attorneys' for both the Town and Mr. Lundy have worked out the cross access discrepancies.

A motion was made by Mr. Cameron and seconded by Mr. Biondolillo to approve the Preliminary Subdivision Plat.

The vote went as follows: Mr. Oatman - Yes, Mr. Cameron - Yes, Mr. Biondolillo - Yes, Mr. Covell - Yes, and Chairman Hobbs - Yes. The motion passed with a vote of 5-0. Mr. Barella arrived just after the vote.

A motion was made by Mr. Barella and seconded by Mr. Cameron to review the Final Subdivision Plat.

The vote went as follows: Mr. Oatman - Yes, Mr. Cameron - Yes, Mr. Biondolillo - Yes, Mr. Covell - Yes, Mr. Barella - Yes, and Chairman Hobbs - Yes. The motion passed with a vote of 6-0.

A motion was made by Mr. Oatman and seconded by Mr. Cameron to approve the Final Subdivision Plat.

The vote went as follows: Mr. Oatman - Yes, Mr. Cameron - Yes, Mr. Biondolillo - Yes, Mr. Covell - Yes, Mr. Barella - Yes, and Chairman Hobbs - Yes. The motion passed with a vote of 6-0.

Unfinished Business:

Dinesh Patel. 3 Story Hotel. Final 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 proposed storm water management design.

Mr. Dimmick updated the members on the plan. The plan was amended for the outfall.

Mr. Dimmick said there is one technical label missing, but it will be added.

The Town Board and the Patel's will work on the Infrastructure Agreement.

Mr. Dimmick requested that the storm water device be maintained in accordance with the manufacturers' requirements and the DEC guidelines. The Board requested that the Town have access to the maintenance records for possible audit to protect the Town Water Supply.

A motion was made by Mr. Biondolillo and seconded by Mr. Barella for Final Site Plan Approval with the following conditions:

- The Infrastructure Agreement with the Town be completed.
- To provide the design and specifications for the proposed storm water system.
- The Board requested that the Town have access to the maintenance records of the storm water device.

The Final Site Plan will be signed once the conditions are met.

The vote went as follows: Mr. Oatman - Yes, Mr. Cameron - Yes, Mr. Biondolillo - Yes, Mr. Covell - Yes, Mr. Barella - Yes, and Chairman Hobbs - Yes. The motion passed with a vote of 6-0.

Unfinished Business:

Site Plan Modification Law-Review the County Planning Boards comments and discuss modifications to the Law.

The Board briefly reviewed the comments last week. The main comments were:

- There should be a specific percent size increase threshold for expansion that would trigger a new site Plan review.
- A building area percent increase or maximum square footage is included in the criteria triggering site plan alterations or additions.
- Exterior lighting alterations be considered as one of the criteria.

Mrs. Jenack asked Attorney Langone to make minor revisions to the draft law to address the comments.

On page two -the wording increase exterior light was added.

Page 2 section 2(b) the wording or eliminate or adversely effect parking, necessitate the review of exterior site lighting was added.

Page 2 section C- If determining that a potentially significant impact exists based upon the review contained in paragraphs B1 and B2 above, the Planning Board shall retain the right to require a full site plan review when deemed appropriate.

Mr. Covell suggested that this information be used as part of the Site Plan Application in the form of a checklist.

The Town Board will be voting on the Draft law at their meeting at 7:00 pm this evening.

A motion to approve the revisions and forward them to the Town Board was made by Mr. Covell and seconded by Mr. Cameron.

The vote went as follows: Mr. Oatman - Yes, Mr. Cameron - Yes, Mr. Biondolillo - Yes, Mr. Covell - Yes, Mr. Barella - Yes, and Chairman Hobbs - Yes. The motion passed with a vote of 6-0.

Adjournment

A motion to adjourn at 6:30 pm was made by Mr. Cameron and seconded by Mr. Barella.

The vote went as follows: Mr. Oatman - Yes, Mr. Cameron - Yes, Mr. Biondolillo - Yes, Mr. Covell - Yes, Mr. Barella - Yes, and Chairman Hobbs - Yes. The motion passed with a vote of 6-0.