

**LERAY PLANNING BOARD
SPECIAL MEETING MINUTES
October 13, 2009**

Open Special Meeting

Board members in attendance: Chairman - Fred Tontarski, Jerry Hobbs, Sam Biondolillo, Alan Cameron, David Champagne. Board Members Larry Covell and Clark Oatman were absent. Others in attendance were: Town Attorney - Gene Langone and Walter Van Tassel.

Chairman Tontarski asked Jerry Hobbs to conduct the meeting.

Pledge of Allegiance

Approval of Minutes from the previous meeting

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

Correspondence and Communication

New Business:

Walt Van Tassel. U-Lock It – Preliminary Review of a Site Plan - to construct a 3 story Climate controlled Self-storage building and a 2nd building of 2 stories for an office for sales and truck rental, and an apartment on the second floor, located on Holbrook Road, Tax Parcel # 65.17-1-17 and 65.17-1-18 “dog leg”.

The Board members reviewed the Site Plan and discussed the changes that were requested at the October 1, 2009 meeting.

The Preliminary Site Plan and Grading Plan were changed to match in terms of site layout. The map with the correct measurement will need to be submitted to the County.

The Plan was revised to reflect the entire 50 foot right-of-way (both sides) located along Mr. Van Tassel’s eastern property line. This is now labeled “Proposed Town Road”.

The building setbacks on the Site Plan now show a minimum of 20 feet from the eastern property line and 12.5 feet from the southern property line.

Mr. Van Tassel did make a distinction on the site plan map to show what portions of the lots would be paved, lawn area, or crushed stone.

The Board requested that the 15 foot landscaped buffer along the lot frontage (western property line) would remain undeveloped except for landscaping and a future sidewalk. This was reflected on the Site Plan.

An existing vegetation plan was submitted.

Mr. Cameron said he was approached by Mr. Drozd inquiring if a fence was to be placed between the Drozd property line and Mr. Van Tassel. Mr. Van Tassel stated he had a conversation with Mr. Drozd and planned on using the same type of wooden fence, unless Mr. Drozd requested otherwise.

The Planning Board conducted the Environmental Review.

The Board reviewed Part 2 of the Short Environmental Assessment Form. Section C4 was discussed. Mr. Van Tassel's project location was in disagreement with the Comprehensive Plan adopted by the Town but was a non-conforming lot. A motion was made by Mr. Cameron for the Planning Board to act as Lead Agency. This motion was seconded by Mr. Champagne and passed with a vote of 5-0.

Based on the information and analysis, the proposed action will not result in any significant adverse environmental impacts. A motion was made by Mr. Champagne and seconded by Mr. Cameron to declare a Negative Declaration. This motion passed 5-0.

A motion was made by Mr. Cameron and seconded by Mr. Champagne to deem the Preliminary Site Plan Application complete. This motion passed 5-0.

A motion to set a Public Hearing for November 5, 2009 at 7:00pm was made by Mr. Cameron and seconded by Mr. Champagne. This motion passed 5-0.

A motion to have the Planning Board Secretary refer the project to the County Planning Board for review was made by Mr. Champagne and seconded by Mr. Biondolillo. This motion passed 5-0.

Mr. Van Tassel was asked to submit 3 copies of the Preliminary Site Plan no later than October 23, 2009.

Report of the Community Development Coordinator

Mrs. Jenack had received a letter from Mr. Kokinda that answered the Board's questions regarding his project. He has filled out a Long Form. He still needs approvals from various agencies. Mrs. Jenack asked the Board if she could meet with him to review the Long Form and tell him how to proceed to complete the environmental review process. They all agreed.

She said that she received a letter from LaFave, White and McGivern that the Robert Lake Subdivision (one lot for mitigation purposes) was filed after the DOT had filed their acquisition. This resulted in wording being left off the final Subdivision Map to be filed. DOT is requesting that the notation be included on the Plat map. Mr. Tontarski would need to resign the map and it would be resubmitted. He did that during the meeting.

The Planning Board as well as the ZBA is working on adopting By-Laws. A volunteer from the Planning Board would be needed to work with Attorney Langone and Mrs. Jenack. Mr. Cameron said he would volunteer.

Mr. Tontarski told the Board he would be resigning effective January 1, 2010.

Adjournment

A motion to adjourn at 6:47pm was made by Mr. Biondolillo and seconded by Mr. Champagne. This motion passed 5-0