

LERAY PLANNING BOARD MINUTES

August 7, 2008

1. **Open Regular Meeting**

Board members in attendance: Chairman – Fred Tontarski, Sam Biondolillo, Al Cameron, David Champagne, Larry Covell, Jerry Hobbs, Community Development Coordinator – Jessica Jenack, Zoning Enforcement Officer - Dean Russell. Board Member Clarke Oatman was absent. Other people in attendance were Walter Van Tassel, Bryan Hoover, Nate Podkaminer, Tom Hennesey, Megan Gefell, Andrew Converse, Steve Converse, Don Converse, Jordan Converse, and Jeff Kirkby.

2. **Pledge of Allegiance**

3. **Approval of Minutes from the previous meeting**

The minutes from July 3, 2008 were received and there were no modifications. A motion to accept the minutes was made by Mr. Cameron and seconded by Mr. Hobbs. This motion passed 6-0.

4. **Correspondence and Communication**

There was no correspondence.

5. **Unfinished Business**

Bryan Hoover - Sketch Plan Review for Minor Subdivision - to subdivide an 8.84 acre of land into (2) two lots, 1C1 = 3.39 acres and 1C2 = 5.45 acres. Located on County Route 17, Tax Parcel #54.00-3-4.313

The parcels are now rectangular as discussed at the July Meeting

Lucky Lutz - Sketch Plan for Minor Subdivision - to subdivide a 1.6 acre parcel at the Southwest corner of the tax parcel #65.05-1-40 and combine the remainder of parcel #65.05-1-40 with 65.05-1-33. Located on US Route 11, Tax Parcel #65.05-1-40 and 65.05-1-33.

The Board is requesting that Mr. Lutz address the following items:

1. If parcel 33 and 40 are covered under one deed, how would acreage be transferred from parcel 33 to 40?
2. The stream needs to be added to the plat.
3. The septic locations should be shown.
4. Mr. Lutz's mailing address should be shown.
5. A note indicating the Zoning District should be added.
6. Verify that the north arrow is actually pointing north.
7. Mr. Lutz's verified that he and his wife's name are on the deed so the property transfer can be done by deed.

Thomas Converse - Updated Sketch Plan Review for Major Subdivision - to subdivide an 11 acre parcel of land into five (5) lots. Lot 1 = 0.69, Lot 2 = 0.69, Lot 3 = 0.70, Lot 4 = 0.85 acres and the remaining lot is 8.48 acres. Located on the LaFave Road., Tax Parcel # 74.16-1-10.1

A motion to table any action on Mr. Converse's project at this time was made by Mr. Cameron and seconded by Mr. Hobbs. This motion passed 6-0.

Stephen Converse - Sketch Plan Review for a Minor Subdivision - to subdivide a 50.50 acre parcel of land into (2) two lots, 1 = 11.6 and remaining lot is 38.9 acres. Located on Converse Drive, Tax Parcel #74.16-1-5.111.

The following items need to be addressed by Mr. Converse:

1. A note that includes "remaining land with acreage."
2. The stream needs to be added to the plat.
3. The tax parcel # needs to be labeled.
4. All available utilities need to be shown, specifically electrical.
5. All structures within 200 ft. of the subdivided property need to be shown.
6. The proposed 50' wide road needs to be labeled "Future Road" or "Future Town Road".
7. If the proposed Town Road is part of the subdivision then it will be a 3 lot subdivision, if not then it will be a 2 lot subdivision.
8. Mr. Converse's mailing address needs to be included on plat.
9. A note indicating the Zoning District should be added.
10. A note is needed regarding the Water District.

Mr. Converse was made aware of the above items requested by the Planning Board.

LeRay Crossing - Final Subdivision Approval for Major 6-lot Subdivision - to subdivide 18.8 acres into six (6) lots. Located along US Route 11, Tax Parcel #65.00-1-48.31

Property is being purchased from Bob Lake to satisfy the mitigation requirements requested by Fish and Wildlife and the ACOE. The Lighting District label needs to be removed. The pavement needs to be shown centered in the 60 ft. right of way. A revised map will need to be provided.

The Board reviewed the Final Subdivision Plat

The Board conducted the Environmental Review.

Parts 2 & 3 of the Long Form were reviewed by the Board.

A motion was made that the Board as Lead Agency conduct the Environmental Review for this Type 1 Action. This motion was made by Mr. Cameron and seconded by Mr. Covell. This motion passed with a vote of 6-0.

It was determined that that the proposed action would not result in any significant adverse environmental impacts.

A motion was made by Mr. Cameron to declare a negative declaration. This motion was seconded by Mr. Hobbs and passed by a vote of 6-0.

A motion to approve the Final Subdivision Plat was made by Mr. Cameron and seconded by Mr. Covell. This motion passed 6-0

Mrs. Jenack will send an approval letter in the mail.

6. Public Hearings

Bryan Hoover - Sketch Plan Review for Minor Subdivision - to subdivide a 8.84 acre of land into (2) two lots, 1C1 = 3.39 acres and 1C2 = 5.45 acres. Located on County Route 17, Tax Parcel #54.00-3-4.313

The Chairman opened the Public Hearing.

Jeff Kirkby requested to review a copy of the Subdivision Plat. The Plat was provided by the Chairman.

With no questions or comments Mr. Biondolillo made a motion to close the hearing. This motion was seconded by Mr. Cameron and passed with a vote of 6-0.

The parcels are now rectangular shape as discussed at the July meeting.

A motion was made by Mr. Hobbs and seconded by Mr. Champagne to approve the Preliminary Subdivision Plat. This motion passed 6-0.

A motion was made by Mr. Hobbs and seconded Mr. Cameron to approve the Final Subdivision Plat. This motion passed 6-0.

Mrs. Jenack will send an approval letter in the mail.

7. New Business

Anne Converse-Pena- Preliminary Review for Minor Subdivision- to subdivide a 2.755 acre parcel of land into two (2) lots, Lot 1 = 1.837 acres and Lot 2 = 0.918 acres. Located on Woodland Drive, Tax Parcel #74.16-2-7.3

The map presented for discussion meets the requirements for Preliminary Review. Don Converse was in attendance representing his sister.

The Board reviewed the Preliminary Subdivision Plat

The Board conducted the Environmental Review.

A motion was made that the Board as Lead Agency conduct the Environmental Review for this Unlisted Action. This motion was made by Mr. Hobbs and seconded by Mr. Biondolillo. This motion passed with a vote of 6-0.

It was determined that that the proposed action would not result in any significant adverse environmental impacts.

A motion was made by Mr. Covell to declare a negative declaration. This motion was seconded by Mr. Cameron and passed by a vote of 6-0.

A motion was made by Mr. Cameron and seconded by Mr. Hobbs to deem the Preliminary Subdivision Application complete. This motion passed 6-0.

A motion to **set a Public Hearing for September 4, 2008 at 7:15 pm** was made by Mr. Biondolillo and seconded by Mr. Cameron. This motion passed 6-0

Edgewood Trailer Park

Due to the interest of a possible purchase of the property, the Board is reviewing the previously approved Site Plan. The last Site Plan on record is from 1985. A motion was made by Mr. Covell and seconded by Mr. Cameron that a current up to date Site Plan needs to be submitted. The new owner would need to adhere to all current regulations. This motion passed 6-0.

Draft Zoning Laws

The Board members discussed the County Planning Board's Comments on the Draft Zoning Laws. See Attached Page.

7. **Report of Community Development Coordinator**

Mrs. Jenack updated Board members on Daily' Auto Service. This area is being sub leased from Kim McLaughlin for an Auto Sales establishment. An updated Site Plan was provided.

The landscaping for Taco Bell was not done in accordance with their Landscape Plan. The main concern is screening in between Rt.11 and the restaurant. Mrs. Jenack has contacted Mr. Pinkerton to try to set up a meeting to discuss the issue.

Additional areas for Wetland and Bat Mitigation are needed for the Eagle Ridge project so the subdivision plat has to be revised.

Board members were reminded that a Public Hearing associated with the 300 foot set back and Draft Zoning Laws would be held on August 14, 2008 at 7:15 pm.

9. **Zoning Enforcement Officer**

Mr. Russell had issued a few permits and has answered a few complaints.

10. **Report of Administrative Clerk to the Supervisor**

Mr. Harter provided the Board members with an updated Developer Financial Statement.

Mr. Harter reported that he had attended a meeting to discuss the relocation of Anabel Avenue due to the connector road. Two possible options were discussed.

Jefferson Apartments is working on their road infrastructure. Three developers are collaborating on one road system.

For the RCI project on Fort Drum, additional funding was announced to build more housing on Post.

11. **Adjournment**

A motion to adjourn the meeting at 9:35 pm was made by Mr. Cameron and seconded by Mr. Biondolillo. This motion passed 6-0.