

Town of LeRay Planning Board Work Session August 7, 2008

1. **Call to Order:** The August 7, 2008 work session portion of the LeRay Planning Board was called to order by Chairman Fred Tontarski at 6:00 p.m. in the LeRay Conference Room, Evans Mills, N.Y.
2. **Roll Call:** Chairman - Fred Tontarski, Larry Covell, Jerry Hobbs, Sam Biondolillo, Alan Cameron, David Champagne, Zoning Enforcement Officer - Dean Russell, Community Development Coordinator - Jessica Jenack, Town Engineer - Kris Dimmick. Planning Board member Clarke Oatman was absent.
3. **Reading and Approval of Minutes:** The minutes from the July 3, 2008 meeting were read. A motion to accept the minutes as written was made by Mr. Cameron and seconded by Mr. Hobbs. This motion passed 6-0.
4. **Unfinished Business**

Bryan Hoover – Preliminary Review for a Minor Subdivision - to subdivide an 8.84 acre parcel of land into two (2) lots, 1c1 = 3.39 acres and 1c2 = 5.45 acres. Located on County Route 17, Tax Parcel #54.00-3-4.313.

The proposed parcels are now rectangular shaped as discussed at the last meeting.

Lucky Lutz - Sketch Plan for Minor Subdivision - to subdivide a 1.6 acre parcel at the Southwest corner of 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 discussed having the two parcels combined by deed prior to the subdivision.

- The Board is requesting that Mr. Lutz address the following items:
 1. If parcel 33 and 40 are covered under one deed, how would the acreage be transferred from parcel 33 to 40?
 2. The stream needs to be added to the plat.
 3. The septic location 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.

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

- The following items need to be addressed concerning Mr. Converse's Updated Sketch Plan:
 1. All structures within 200 ft. of the proposed subdivision need to be shown.
 2. The tax parcel # needs to be labeled.
 3. The remaining acreage of Lot 5 is in question and should be labeled.
 4. All available utilities need to be shown.
 5. Mr. Converse's mailing address needs to be included on the plat.
 6. A note indicating the Zoning District should be added.

7. Contours should be shown at intervals of 5 feet.
8. A storm drainage plan is needed.
9. Plans and cross sections are needed for the road.
10. A Bond will need to be in place for the Road.
11. An infrastructure agreement is needed.
12. A signed Developer agreement is needed.

According to Chairman Tontarski, Mr. Converse will not be able to attend the regular meeting. He requested some time before his project proceeds.

Stephen Converse - Sketch Plan Review for a Minor Subdivision - to subdivide a 50.50 acre parcel of land into (2) two lots, Lot 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.

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 will be in attendance representing his sister.

LeRay Crossing - Land will be purchased from Bob Lake to satisfy the mitigation requirements being 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 to be signed.

Edgewood Trailer Park - The Board reviewed the request by Matt Morgia from Aubertine and Currier, and determined that there needs to be an updated Site Plan of the Park from 1985. Mr. Kevin Fear expressed interest in possibly purchasing the Park.

5. Adjournment

A formal motion to adjourn was not made due to time constraints.