

**Town of LeRay Planning Board**  
**Work Session**  
**February 7, 2008**

1. **Call to Order:** The February 7, 2008 work session portion of the LeRay Planning Board was called to order by Acting Chairman Jerry Hobbs at 6:00 pm in the LeRay Meeting Room, Evans Mills, NY.
2. **Roll Call:** Board members present: Alan Cameron, Sam Biondolillo, Jerry Hobbs, Larry Covell, Steve Putney, Karl Vebber, Zoning Enforcement Officer – Dean Russell, and Community Development Coordinator – Jessica Jenack. Chairman Tontarski was absent.
3. **Reading and Approval of Minutes:** The minutes for the Work Session on January 3, 2008 and January 10, 2008 were received, and there were no modifications. Mr. Putney made a motion to approve the minutes. Mr. Cameron seconded the motion. This motion passes with a vote of 3-0 with Mr. Biondolillo and Mr. Vebber not present for the vote and Mr. Covell abstaining.
4. **Unfinished Business:**
  - Dawn Homes –SEQR Review** - There are still a few outstanding issues with the Site Plan that need to be addressed: A parcel that is labeled Clair Raible should be labeled Clover Construction, the Dumpsters appear to be screened on only one side, on the plans it is difficult to tell between existing vegetation and proposed. Before Final approval, documentation from Spectra allowing emergency access through their property will be needed, a Area Variance is needed from the ZBA due to a change in density once the land is donated to Ontario Bays Initiative, possible change in mailbox location due to traffic congestion by the Community Center, tot lots appear to be for children ages 5-12 only, need to revise conservation area acreage on site plan, a legal description for the Town right-of-way needs to be provided. Mr. Dimmick still has outstanding questions concerning water and sewer. A review of the proposed fire infrastructure is also needed. The photometric plans need to be brought up to code requirements.
  - Draft Design Guidelines** – Since the prior discussion the Guidelines have been clarified and reviewed by the Town Attorney. The Guidelines will have to be met as well as the existing zoning code requirements. Mrs. Jenack would like the Board members to review the guidelines so they can be sent to the County for their review. Mr. Hobbs asked what if the potential developer couldn't possibly meet the guideline as written-what course of action would the Planning Board take, specifically, would the Board have to power to waive a guideline requirement. This matter will be reviewed with the attorney.
5. **Adjournment:** This work session was adjourned at 6:55 pm.