

**Town of LeRay Planning Board
Work Session
November 6, 2008**

Call to Order

The November 6, 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, NY.

Roll Call

Board members present: Chairman - Fred Tontarski, Larry Covell, Jerry Hobbs, Sam Biondolillo, Alan Cameron, David Champagne, Clarke Oatman, Zoning Enforcement Officer - Dean Russell, Community Development Coordinator - Jessica Jenack, Town Engineer - Kris Dimmick, and Walt Van Tassel.

Reading and Approval of Minutes

The minutes from the October 2, 2008, Work Session 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 7-0.

Unfinished Business

Walter Van Tassel. U-Lock It- Preliminary Site Plan Review - to operate a U-Lock It self-storage facility consisting of sixteen (16) 5'x10' storage units and ten (10) Uhaul trucks and trailers located at the intersection of US Route 11 and Holbrook Road, Tax parcel #65.17-1-18.

The Board discussed the following items concerning Mr. Van Tassel's Preliminary Site Plan that was labeled VTC1 and dated January 28, 2008.

- The Grading Plan dated January 23, 2008 and VTC1 Site Plan dated January, 28, 2008 do not match in terms of the Site Layout. The Grading Plan has not been updated to reflect the new laws. Mr. Dimmick had not reviewed the Grading Plan for this parcel.

At present time this plan would be acceptable for a sketch plan, but needs to be updated to reflect the new Zoning Laws.

- Per section 7209 of the Education law the plan needs to be stamped by an engineer and /or architect. Also, per Section 158-70 of the Town of LeRay Zoning Ordinance, the State Law is more restrictive and must be followed. The current Site Plan was not prepared by an engineer.
- The new Site plan requirements adopted on October 21, 2008 have not been applied to the Site Plan with the exception of the 150 setback requirement which does not apply. Clarification was made by Chairman Tontarski as to the exemption passed by the Town Board regarding setbacks. An exemption would be made to existing

pending projects where setbacks were an issue. The new setback requirement would not apply to that specific project.

- A commercial use next to a residential use requires a designed and engineered buffer area. A fence should be shown on the plan between parcel 65.17-1-17 and the applicants parcel.
- Doorway areas shall be adequately lit according to the lighting handbook provided by the Town Engineer as a reference. For outdoor facilities where the building exterior entrance is inactive (normally locked or infrequently used) the foot candle should be 1. This is a change from 2 foot candles. There is a highlighted section to refer to in the handbook. The lighting intensity can range from a low of 1 – to a high of 5 foot candles.
- A front yard setback of 15 feet from the property line shall be provided and landscaped. The current plan shows 11 feet.
- The display of truck rentals is limited to 4 units when they are considered an ancillary use to the primary use (Self-Storage). Only a total of 4 units are allowed out front not 10. Rental units include trailers.
- The proposed sewer easement to the Town needs to be shown. The sewer easement agreement needs to be signed. The sewer easement needs to be shown on the Preliminary Site plan and signed prior to Final Site Plan Approval.
- Label the location of a fire lane meeting the access requirements of the new laws. This would also show traffic circulation on the plan.
- The site lighting shown on the plan does not depict the site layout. The foot candles at the property lines should be 0.6
- Final Site Plan approval is contingent upon payment by the applicant of all fees and reimbursable costs due to the Town. The Developer Agreement fees have not been paid.
- Taller shrubs or plants are needed at the base of the sign to screen the poles as per the Design Guidelines.

The Planning Board is recommending that the Preliminary Site Plan be disapproved and resubmitted after the revisions have been made.

Walt VanTassel. U-Lock It- Sketch Plan Review - to construct self storage facilities consisting of forty-four (44) 5' x 10' storage units, twenty two (22) 10' x 10' storage units, and twenty-five (25) 10' x 20' storage units located on the Holbrook Road, Tax Parcel 65.17-1-15.

- Applicant needs to contact NYSDEC and the USFWS per the December 19, 2007 letter. The information is needed for the PB to complete the Environmental Review.
- The lot line adjustment as shown would not be allowed unless an area variance is obtained from the ZBA. Adjoining land that is owned by Mr. VanTassel could be transferred to make the lot conforming. The Board reviewed suggestions to alleviate this matter.

The variance that would be requested would be for approximately 100 feet of frontage. Total frontage needed is 200 feet – it does not have to be continuous. Lots 15 and 22 are both lots of record.

- The Preliminary Site Plan will need to be prepared by an engineer.
- The Site Plan shall be accompanied by preliminary elevations and/or sections drawn in sufficient detail to delineate clearly the bulk and height of all buildings.
- Engineered plans for the drainage system are needed.
- A Developer Agreement needs to be signed before any further review by the Board.
- The Site Plan needs to be in accordance with the new requirements adopted by the Town on October 21, 2008.

Report of the Community Development Coordinator

Mrs. Jenack informed the Board members that a training session will be held on November 19, 2008 from 6:30-8:30 pm. at JCC. Those interested gave their names to Mrs. Jenack to RSVP.

The Advisory Committee for the Comprehensive Plan has reviewed the Draft Comprehensive Plan and is recommending that it be put out for Public review.

Mrs. Jenack informed the Board members of a letter she received from the Army Corp of Engineers regarding Clover (Eagle Ridge). Due to the action of the ZBA and denial of the Area Variance the ACOE is wondering what the status of the project with Ontario Bays is? If Clover proceeds with the deletion of garages this will alter the Site Plan and they will need to appear before the Planning Board again.

The Calcium Fire Chief is requesting that if any future development is planned a fire hydrant should be placed on Herrick Drive to serve that portion. Hoses now have to be stretched across Johnson Road for use on Herrick Drive.

A bid sheet has been circulated for North Country Villages (Piatt Property) for July 2010. At this point it is assumed that this could be for investment purposes as Mr. Piatt has not had any further communication with the developers.

The Board members were reminded to update their copies of the Zoning Laws with the packets they were provided.

Adjournment

The meeting adjourned at 6:55 pm.