

**LERAY PLANNING BOARD
MINUTES
December 4, 2008**

Open Regular Meeting

Board members in attendance: Chairman - Fred Tontarski, Sam Biondolillo, Al Cameron, David Champagne, Larry Covell, Jerry Hobbs, Clarke Oatman, Community Development Coordinator - Jessica Jenack, Zoning Enforcement Officer - Dean Russell, Administrative Clerk to the Supervisor - Steve Harter, and Town Engineer - Kris Dimmick. Other people in attendance were Walter Van Tassel, Peter Blodgett, Clair Raible, Aaron Falkenmeyer - TDK, Tom Fucillo - TDK, David Zammarron, and Betty Jones.

Pledge of Allegiance

Approval of Minutes from the previous meeting

The minutes from the November 6, 2008 regular meeting were received and there were no modifications. A motion to accept the minutes was made by Mr. Hobbs and seconded by Mr. Biondolillo. This motion passed 7-0.

Correspondence and Communication

There was no correspondence.

Unfinished Business:

Willowbrook Plaza - Conceptual Subdivision and Site Plan Review - to subdivide 79 acres for commercial development, located on NYS Route 324, Tax Parcel # 65.00-1-73.28.

Aaron Falkenmeyer representing TDK gave an update on the proposal. He showed the Board a refined Site Plan. He said that the amount of acreage to be subdivided is actually 64 of the 79 acres.

The property is zoned BR and the proposed uses would all be allowed under the existing Zoning Laws. They are proposing a possible Drug Store, Gas Station, a Star Maxx Entertainment Facility, as well as a possible warehousing and self storage in a future Phase. The front parcels would be included in Phase I. The lot sizes would range from one acre to 7 1/2 acres.

There would be internal roads exiting onto and entering from NYS Route 342 at a new proposed lighted intersection with Eagle Ridge. A right-in-only-lane would be constructed on property presently owned by Jim Newman. The purchase of this parcel would be for frontage and the widening of NYS Rt. 342. An alternative

access point off Indian River Drive has been discussed. The Town is requesting that the roads be dedicated to the town.

There are still outstanding issues with the long form for SEQR. At this point the information collected needs to be provided to the Board to determine if a negative declaration can be issued.

The preliminary set of construction drawings shows the project connecting into existing water and sewer systems. A forced main would be hooked up to the rear parcels in that Phase.

Mr. Falkenmeyer requested that the information up until this point be submitted to the County Planning Board for review. Mrs. Jenack explained that Jefferson County Planning Board does not review subdivisions and that the Sketch Site Plan had already been submitted previously for an informal review. The Board requested that the subdivision be done first and a separate Site Plan would be needed to be submitted by each developer. SEQR would be done for the entire project with the roads being included. The rear road may be kept private, with access for Emergency Personnel. An explanation of the submittal process was provided by Chairman Tontarski with the subdivision needing to take place first.

Walt Van Tassel - U-Lock It- Preliminary Site Plan Review - to operate a U-Lock It self-storage facility consisting of twelve (12) 5'x10' storage units and twenty (20) Uhaul trucks and trailers located at the intersection of US Route 11 and Holbrook Road, Tax Parcel #65.17-1-18.

The Chairman asked that the minutes reflect that the copy of VTC1 dated 11-26-08 that was being reviewed had been received on December 3, 2008. This was an amended submission that the Planning Board and Mr. Dimmick had not reviewed prior to the meeting. There were common issues to the most current Site Plan and the prior one that was reflected in Mr. Dimmick's letter dated December 4, 2008.

Site Plan Sheet No. VTC1-

1. The author and publication of the published text on tree planting and installation needs to be cited on the plan. This item was noted by Mr. VanTassel.
2. The lighting intensity drawing does not provide a minimum one foot candle lighting intensity at the entrance to each of the proposed self storage units. Chairman Tontarski suggested that upon completion of the project a quorum of the Board members check the lighting to see if it was adequate. After much discussion by the Board members, it was decided that the standard of

- one (1) foot candle provided by the Town's Engineer taken from a National Lighting Handbook would be needed at the doorway of each of the buildings.
3. The entrance from Holbrook should be detailed in accordance with previous recommendations to use the New York State Dept. of Transportation entrance guidelines for commercial drives. This item was noted by Mr. VanTassel.
 4. The Fire Lane lacks dimensions. This item was noted by Mr. VanTassel.
 5. The edge radius of the turn around was not dimensioned. This issue was noted by Mr. VanTassel.

C-2 Grading and Utility Plan

1. The proposed finished floor elevation was not shown on the drawing. This item was noted by Mr. VanTassel.
2. The Grading Plan does not contemplate grading and gravel surfacing for parking in the southeast portion of the parcel. The plan needs to include the Dog Leg section.
3. No delineation of the limits of asphalt pavement was shown. The line should be shown on one plan.
4. The sanitary sewer easement as it currently exists for the sanitary across the western portion of the parcel is not shown on the plan. This item was noted by Mr. VanTassel, it needs to be shown on the Site Plan.
5. It was the Boards understanding that the drainage to the north across Holbrook Road had been exposed and defined; however, the drawings had not been updated to show the discharge of that drainage system. Mr. VanTassel was asked to draw the approximate location of the path of the drainage.

Mr. VanTassel was also asked to submit an estimated construction schedule.

Zoning Enforcement Officer

Mr. Russell issued a few permits. Mrs. Jenack had contacted Don Davidson to remind him of the limit on the number of vehicles allowed out front per the Site Plan. According to Mr. Russell, Palamino Motors had their number of cars reversed and corrected the matter. Mr. Russell answered a complaint at Big Tom's Auto. The cleaning on the Cisco property is still progressing. The sewer system has been put in on the Lavancha property. They need to return for a subdivision.

New Business

No new business was presented at the regular meeting.

Report of Administrative Clerk to the Supervisor-

Mr. Harter provided the Board members with an updated Developer Financial Statement. Dawn Homes had made progress on the infrastructure agreement. The pump station site on Rt. 342 and Rt. 11 still has no gas to the building. The Carey well site is almost complete. The Bond Anticipation note has been renewed.

Report of Community Development Coordinator

Mrs. Jenack reminded the Board members of the Local Government Conference in March. They will need to register on their own since she will be on maternity leave. The names of the attendees need to be submitted to the Town Board at their February meeting.

A Public Hearing on the Comprehensive Plan will be on December 11, 2008.

The January Planning Board meeting date will be January 8, 2009 due to the regular meeting date falling on a holiday.

Training credits will be reported to the Town Board on December 11, 2008 for the Planning Board and Zoning Board members.

Adjournment

A motion to adjourn the meeting at 9:40 pm was made by Mr. Biondolillo. This was seconded by Mr. Cameron and passed with a vote of 7-0.