

Town of LeRay Planning Board
Work Session
January 3, 2008

1. **Call to Order:** The January 3, 2008 work session portion of the LeRay Planning Board was called to order by Chairman Fred Tontarski at 6:00 pm in the LeRay Meeting Room, Evans Mills, NY.
2. **Roll Call:** Board members present: Board members present: Al Cameron, Fred Tontarski, Sam Biondolillo, Jerry Hobbs, Larry Covell, Steve Putney, and Karl Vebber, Zoning Enforcement Officer – Dean Russell, Community Development Coordinator – Jessica Jenack, and Town Engineer – Kris Dimmick.
3. **Reading and Approval of Minutes:** The minutes for the Work Session on December 6, 2007 were received, and there were no modifications. Mr. Hobbs made a motion to approve the minutes. Mr. Putney seconded the motion. This motion passed with a vote of 6-0 with Mr. Vebber arriving just after this vote. The minutes for the December 13th work session were also received with no modifications. A motion to accept these minutes was made by Mr. Hobbs and seconded by Mr. Cameron. The motion passed with a vote of 4 in favor and Mr. Biondolillo, Mr. Covell, and Mr. Vebber abstaining due to absence.
4. **Lake Architectural – Sketch Plan Review** – to renovate and add (1,198 sq ft) onto the existing Pizza Hut Restaurant. Located along Route 11, tax parcel #65.00-1-48.32.
The Sketch Plan has a discrepancy in the number of parking spaces versus the description submitted (72 vs. 70). The actual amount of additional patron space is not labeled, therefore it is not known if additional parking spaces are needed.
The Board would like the employee parking spaces labeled on the plan.
No North arrow appears on the Sketch Plan.
The adjacent landowners need to be labeled and shown as well as the access drive to KFC.
There may be a traffic flow issue around the pick up window and the back of the building with people backing out of the rear spaces. This may be eliminated by suggesting reverse diagonal parking, or adding an exit off the back portion of the lot to the access road leading to KFC.

Luck Netto – Sketch Plan Review for Minor Subdivision – to subdivide a 6.513 acre parcel of land into four (4) lots. The subdivision is located along Duffy Road, tax parcel #75.17-1-6.4.

The Board would like an updated Subdivision Plat map. Parcels should be combined before applying for the subdivision to avoid being landlocked. The following revisions need to be included on the new map: utilities, water, and sewer. Kris Dimmick suggested that future buyers be advised of permits that need to be obtained when purchased.

Adam Kokinda – Preliminary Site Plan Review – to operate a Gold Driving Range, including the upgrading and utilization of an existing barn, gravel parking area. Located along US Route 11, tax parcel #55.00-1-20.4 and #55.00-1-20.5.

The Board reviewed the County Planning Board's comments. Mrs. Jenack will give Mr. Kokinda a list of items needed for the Preliminary Site Plan. There is a drainage easement shown on the Site Plan. The width and purpose of the easement needs to be labeled. Adjacent landowners should be labeled. The Board would like him to confirm what type of restroom facilities will be used and asked Mr. Kokinda to update his working presently used on the Site Plan.

Draft Design Guidelines – The Design Guidelines need to be forwarded to the County for their review. Mrs. Jenack asked the members to review these and email their comments to her.

Clover – Mr. Dimmick stated there is no Certificate of Occupancy issued by the County at this point. There is uncertainty if the new entrance can be used by tenants.

A motion to adjourn was made by Mr. Covell and seconded by Mr. Biondolillo. This motion passed with a vote of 7-0. The meeting was adjourned at 6:52 pm.