

**LERAY PLANNING BOARD
MINUTES
October 2, 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. Other people in attendance were: Walter Van Tassel, Matt Morgia of Aubertine and Currier, Tim Titus of Aubertine and Currier, Colene McKenna, Deborah Aucompaugh, Regina Monaghan, Martin Schrodt, Cassandra Boucher-Kjelland, Steve Converse, Andrew Converse, John Stevens, and Richard Mc Bride.

Pledge of Allegiance

Approval of Minutes from the previous meeting

The minutes from the September 4, 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. Champagne. This motion passed 7-0.

Correspondence and Communication

There was no correspondence.

Cassandra Boucher-Kjelland addressed the Board as a representative of the tenants from Eagle Ridge. The tenants wanted to make the Board members aware of the over abundance of flies, centipedes, the unsafe roads, parking issues, incomplete community center and pool as well as other issues. They feel that Eagle Ridge has not taken enough action to rectify these situations and is asking for the Board's help.

The Chairman thanked Ms. Boucher-Kjelland for bringing the concerns to the Board's attention and recommended that she attend the Town Board meeting the following week to voice her concerns. A copy of the letter read by Ms. Boucher-Kjelland was provided to the Planning Board.

Unfinished Business:

Children First Daycare and Learning Zone- Preliminary Site Plan Review to establish a daycare facility for infants and school aged children with part of the building being used for the tutoring of school aged children, located on Maple Street, Tax Parcel # 75.11-1-23.

The following comments from the County Planning Board were reviewed and discussed:

- Driveway entrance and exits signs should be placed to reinforce access.
- Designated snow storage area(s) should be shown on the Site Plan

The Board members also suggested a barrier in the fenced in play area between any electrical units or other such items and to revise the parking spaces so they are angled at 45 or 30 degrees.

An estimated construction schedule is also needed by the Board.

The proposed layout was sent to the Jefferson County Highway Department. They are satisfied with the proposed layout.

The Board then conducted the Environmental Review.

Part II of the Short Environmental Assessment Form had been prepared by Mrs. Jenack for the Board member's review.

A motion was made that the Board as Lead Agency conduct the Environmental Review for this Unlisted Action. This motion was made by Mr. Biondolillo and seconded by Mr. Hobbs. This motion passed with a vote of 7-0.

It was determined that that the proposed action would not result in any significant adverse environmental impacts.

A motion was made by Mr. Cameron to declare a negative declaration. This motion was seconded by Mr. Hobbs and passed by a vote of 7-0.

A motion was made by Mr. Hobbs and seconded by Mr. Champagne to deem the Preliminary Site Plan Application complete. This motion passed 7-0.

Public Hearing held at 7:25 pm

The Chairman opened the Public Hearing.

Walter Van Tassel spoke in favor of the project.

With no other comments from the floor a motion to close the Public Hearing was made by Mr. Hobbs and seconded by Mr. Cameron. This motion passed 7-0.

The Board reviewed the Preliminary Site Plan.

A motion was made by Mr. Cameron and seconded by Mr. Hobbs to approve the Preliminary Site Plan. This motion passed 7-0.

A motion to approve the Final Site Plan with the following conditions was made by Mr. Cameron and seconded by Mr. Hobbs.

- Driveway Entrance and Exit signs are to be shown on the Site Plan.
- Designated snow storage areas are to be shown on the Site Plan.
- Parking spaces are to be shown angled at 30 to 45 degrees.
- A barrier is to be shown on the Site Plan in the fenced in play area to protect the children.
- Provide the Board with an estimated construction schedule.

Mr. Titus agreed that all these items would be taken care of.

A motion was made by Mr. Cameron and seconded by Mr. Covell that if all the necessary paperwork was provided to the Chairman, he could administratively approve and sign the Final Site Plan.

Lucky Lutz - Preliminary Review for Minor Subdivision - to subdivide a 1.6 acre parcel at the Southwest corner of Tax parcel #65.05-1-40 located on US Route 11.

The Board reviewed and discussed the Preliminary Plat.

Public Hearing held at 7:15 pm

The Chairman opened the Public Hearing.

With no comments from the floor a motion to close the Public Hearing was made by Mr. Cameron and seconded by Mr. Biondolillo. This motion passed 7-0.

The Board reviewed the Preliminary Subdivision Plat.

A motion was made by Mr. Cameron and seconded by Mr. Hobbs to approve the Preliminary Subdivision Plat. This motion passed 7-0.

A motion to approve the Final Subdivision Plat was made by Mr. Hobbs and seconded by Mr. Cameron. This motion passed 7-0.

Mr. Lutz was informed that Mrs. Jenack will send an approval letter in the mail.

Stephen Converse - Preliminary Review for a Minor subdivision - to subdivide a 50.50 acre parcel of land into (3) three lots, Lot 1 = 10.9 acres, Lot 2 = 17.3 acres, and Lot 3 = 22.6 acres located on Converse Drive, Tax parcel #74.16-1-5.111.

The Board members reviewed and discussed the Preliminary Subdivision Plat which changed from 2 to 3 lots.

The Board conducted the Environmental Review.

Part II of the Short Environmental Assessment Form had been prepared by Mrs. Jenack for the Board member's review.

A motion was made that the Board as Lead Agency conduct the Environmental Review for this Unlisted Action. This motion was made by Mr. Cameron and seconded by Mr. Covell. This motion passed with a vote of 7-0.

It was determined that that the proposed action would not result in any significant adverse environmental impacts.

A motion was made by Mr. Hobbs to declare a negative declaration. This motion was seconded by Mr. Cameron and passed by a vote of 7-0.

A motion was made by Mr. Biondolillo and seconded by Mr. Champagne to deem the Preliminary Subdivision Application complete. This motion passed 7-0.

A motion to set a Public Hearing for **November 6, 2008 at 7:15 pm** was made by Mr. Hobbs and seconded by Mr. Cameron. This motion passed 7-0.

New Business

None to Report.

Report of Community Development Coordinator:

Mrs. Jenack reminded Board members that the Town Board would be holding three Public Hearings on October 9, 2008. They include the Rezoning of the DD District, the Other Proposed Zoning changes and the Proposed Draft Laws. She urged members to attend to support these items.

Mrs. Jenack was asked by the Board to look into what training would be coming up.

Zoning Enforcement Officer

Mr. Russell had issued a few permits and a few non-compliance notices. He also attended the ZBA meeting. Mr. Moot has cleaned up his property to some extent. He has returned to Drive One to ask that the cars be moved.

Report of Administrative Clerk to the Supervisor-

Mr. Harter provided the Board members with an updated Developer Financial Statement.

The 2009 budget has been filed.

The Highway Department has a tentative three year contract to be voted on October 9, 2008.

To date, the sum of \$193,114 in engineering fees has been reimbursed from developers and \$278 in Legal fees.

Mr. Harter reminded Board members that some of the Eagle Ridge issues were beyond their control, but future approvals for Phase III are controlled by the Board at this point. Mr. Tontarski commented that with the denial of the Area Variance plans are on hold.

The Town Board will also be having their meeting on the same night as the Planning Board in November.

Adjournment

A motion to adjourn the meeting at 8:00 p.m. was made by Mr. Covell and seconded by Mr. Cameron. This motion passed 7-0.