

## Town of LeRay Planning Board Work Session October 2, 2008

1. **Call to Order**

The October 2, 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, N.Y.

2. **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.

3. **Reading and Approval of Minutes**

A work session was not held prior to the September 4, 2008 meeting.

4. **Old Business**

***Rezoning- DD District*** - Mrs. Jenack called Betty Jones to remind her of the Public Hearing on October 9, 2008 and that the Rezoning will include parcels adjacent to Fort Drum. Mr. Covell asked that when property owners in this Zone plan to sell or subdivide that the new owners are informed of the possible noise from the flight paths.

***Children First Daycare and Learning Center - 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 Board members discussed the County Planning Board's comments. The driveway entry to the facility is proposed from the driveway towards Black River and exiting towards Fort Drum.

County Planning had these comments:

- Driveway Entrance and Exit signs should be provided to reinforce access.
- Designated snow storage area(s) should be shown on Site Plan

The Board would like to know if a barrier will be placed between the electrical units where the children will play.

A construction schedule is also needed.

Mrs. Jenack received correspondence that the Jefferson County Highway Department had no issues with the proposal.

***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 subdivision will now be for three lots, not two as previously proposed.

The following items were previously requested by the Board:

- Any proposed roads will need to be built to Town specs.
- The stream needs to be added to the plat.
- The tax parcels for the adjacent owners need to be labeled.
- All available utilities need to be shown.
- All structures within 200 ft. of the project needs to be shown.
- The proposed 50 ft. wide road needs to be labeled Future Road or Future Town Road.
- The applicant's mailing address needs to be included on the plat.
- A note indicating the Zoning District should be added.
- No bond is required at this time.

According to the Chairman and Mrs. Jenack, all of these items have been addressed on the plat. Also, preliminary work has begun on Candlewood Suites and Taco Bell has added Landscaping as part of their Site Plan.

The Board members were reminded that the Town Board will be acting on the Rezoning of the DD District, other proposed Zoning Additions, and the Proposed Draft Laws at their October 9, 2008 meeting.

The meeting adjourned at 6:50 pm.