

**LERAY PLANNING BOARD
MINUTES
MARCH 6, 2008**

1. **Open Regular Meeting**

Board member in attendance: Acting Chairman – Jerry Hobbs, Sam Biondolillo, Alan Cameron, Larry Covell, Chairman Fred Tontarski and Board Member Karl Vebber were absent. Community Development Coordinator – Jessica Jenack, Town Engineer – Kris Dimmick, Town Supervisor – Ronald Taylor, Clerk to the Supervisor – Steve Harter, Zoning Enforcement Officer – Dean Russell, Town Highway Superintendent – Merle Otis. Other people in attendance were: Walter VanTassel, Luke Netto, Pete Sober, Jennifer Sparks, Pat Scordo, Ed Olley, Adam Storino, Jessie Albert, Marc Goldstein, Martin Schrodt, Arthur Schrodt Jr., Betty Jones, John Stevens, Diane and Dick Hongo, Mike Patel, Tarpan Patel, K.C. Patel, Satish Patel, and Ed Diamond.

2. **Pledge of Allegiance**

3. **Approval of Minutes from the previous meeting**

The minutes from February 7, 2008 were received and there were no corrections. A motion to accept the minutes was made by Mr. Biondolillo and seconded by Mr. Cameron. This motion passed 6-0.

4. **Correspondence and Communication**

None.

5. **Unfinished Business**

Lake Architectural – Preliminary Site 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 following changes to the Site Plan were reviewed.

The Board asked for a continuation of the metal slope canopy for the top of the roof. A letter was sent from the corporate office stating that they would not consider this option. The Board asked Ms. Sparks to contact corporate again and ask for any suggestions from them to modify the outside of the building.

They were commended for the shrubs and screening that was added to the parking lot spaces.

The exit onto the main access drive is still an area of concern due to the lack of site distance and conflicting traffic patterns.

This will be corrected by making a one way in only on the main entrance.

Signage would be added to reserve the back parking for employees only. They will modify and push the sidewalk out on the south side of the building, so as to have less conflict with the drive-thru.

The Board had asked that the adjacent property be shown with the proposed LeRay Crossing project. This will be corrected on the Site Plan.

As reflected on the Site Plan, it was unclear where the sanitary lateral was going. Ms. Sparks confirmed that it would be going to the lift station near KFC. This will be labeled as such.

Luke Netto – Preliminary Subdivision Review for Minor Subdivision – to subdivide a 6.513 acre parcel of land into four (4) lots, located along Duffy Road, Tax Parcel #75.17-1-6.6.

The Board reviewed the revised Subdivision Plan.

Jefferson Apartment Associates – Preliminary Site Plan Review – involves the construction of 17 apartment buildings consisting of 22 units each and 10 apartment buildings of 3 units and 1 building consisting of 20 units for a total of 420 units of housing. This project also includes construction of roads, sewer, and water infrastructure. It is located northwest of Johnson Road, Tax Parcel #65.00-1-65.1.

The Board reviewed the Revised Preliminary Site Plan.

The Board members were informed that the area variance was granted by the ZBA.

The following revisions were previously requested by the Board:

- The parcel that read Clair Raible now reflects the current owner.
- A legal description needs to be provided for the Town right-of-way before Final Approval.
- GYMO thought this was already provided and included on the Johnson Road description. He will verify this.
- The lines representing the present and proposed vegetation had been darkened.
- The mail boxes are now located at the individual buildings. This will decrease traffic at the first location that was originally proposed.
- A tot lot was created for children ages 2-5. The area adjacent to the Community Center is now labeled “Dedicated for Recreation Space”.
- Dumpsters are shown as being screened on three sides.
- Emergency access to either the Spectra or Hotel Site has not been finalized. They have permission to use the Spectra property, but had not discussed the matter with the Hotel Developer. This would be a better option, in their opinion and they will talk to the Developer.
- Utility Plans are satisfactory at this point.

With these issues being met a motion was made by Mr. Cameron and seconded by Mr. Covell to grant Preliminary Site Plan Approval. This motion passed 4-0.

Final Approvals from DEC, DOT, and DOH need to be obtained before Final Approval will be given.

6. **Public Hearings**

Lake Architectural – Preliminary Site 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 Acting Chairman opened the Public Hearing.

There were no comments from the floor. A motion was made by Mr. Cameron and seconded by Mr. Biondolillo to close the Public Hearing. This motion passed 4-0.

The Board members reviewed and discussed the Revised Preliminary Site Plan.

Luke Netto – Preliminary Subdivision Review for Minor Subdivision – to subdivide a 6.513 acre parcel of land into four (4) lots, located along Duffy Road, Tax Parcel #75.17-1-6.6.

The Acting Chairman opened the Public Hearing.

There were no comments from the floor. A motion was made by Mr. Covell and seconded by Mr. Cameron to close the Public Hearing. This motion passed 4-0.

The Board members were asked to review and discuss the Revised Preliminary Subdivision Plat.

A motion to approve the Preliminary Subdivision Plat was made by Mr. Biondolillo and seconded by Mr. Cameron. This motion passed 4-0.

A motion to review the Final Subdivision Plat was made by Mr. Covell and seconded by Mr. Cameron. This motion passed 4-0.

A motion was made to approve the Final Subdivision Plat by Mr. Cameron and seconded by Mr. Biondolillo. This motion passed 4-0.

An approval letter will be sent by Mrs. Jenack and the signed subdivision plat could be picked up after the meeting or Friday morning.

Jefferson Apartment Associates – Preliminary Site Plan Review – involves the construction of 17 apartment buildings consisting of 22 units each and 10 apartment buildings of 3 units and 1 building consisting of 20 units for a total of 420 units of housing. This project also includes construction of roads, sewer, and water infrastructure. It is located northwest of Johnson Road, Tax Parcel #65.00-1-65.1.

The Acting Chairman opened the Public Hearing.

There were no comments from the floor. A motion was made by Mr. Cameron and seconded by Mr. Covell to close the Public Hearing. This motion passed 4-0.

The Board members reviewed and discussed the Revised Preliminary Site Plan.

7. New Business

Jefferson Apartment Associates – Preliminary Review for Minor Subdivision – to subdivide a 25 +/- acre lot from the main parcel for future transfer of ownership to Ontario Bays Initiative. The subdivision is located northwest of Johnson Road, Tax Parcel #65.00-1-65.1.

The Board reviewed the Preliminary Subdivision Plat.

A motion was made by Mr. Cameron and seconded by Mr. Biondolillo as Lead Agency to conduct the Environmental Review for the Unlisted Action. This motion passed 4-0.

Based on the information and analysis it was determined that the proposed action would not result in any significant adverse environmental impacts.

A motion was made by Mr. Covell and seconded by Mr. Cameron to declare a negative declaration. This motion passed 4-0.

The Board would like the Planning Data taken off the Plat, as well as a project location map included on the Plat.

A motion was made by Mr. Biondolillo and seconded by Mr. Cameron to deem the Preliminary Subdivision Application complete. This motion passed 4-0.

A motion to set a Public Hearing for **April 3, 2008 at 7:15 pm**, was made by Mr. Cameron and seconded by Mr. Covell. This motion passed 4-0.

David Gura – Sketch Plan Review for Minor Subdivision – to subdivide a 12.87 acre parcel into four lots, three – one (1) acre lots and the remaining lot being 9.87 acres. The subdivision is located along the Steinhilber Road, Tax Parcel #'s 65.00-2-8.3 and 65.00-2-8.4.

The Board reviewed the Sketch Subdivision Plat.

The Board informed Mr. Gura that he needs to reconfigure or combine the lots into one lot. He was provided with a checklist of what the Preliminary Subdivision Application must contain and informed that his survey must be done by a Professional Land Surveyor.

His proposed road needs to be built to Town Specifications and he was informed he would have to obtain a Performance Bond to cover the cost.

Hemisphere Management – Sketch Plan Review – to construct a 4 story, 113 rooms, Candlewood Suites Hotel on lot #4 of the former Columbia Subdivision, located on Herrick Driver, Tax Parcel #65.00-1-65.1.

The Board members reviewed the Sketch Plan.

The Board informed them that there are two cross access easement locations to connect with the Spectra Plaza that are not shown on the Plan.

There should be a pedestrian connection to the Spectra Plaza.

The Board would like to see a sidewalk along their driveway to Herrick Drive.

The Board would like more landscaping. They said that they may create something similar to Jefferson Apartments with their stormwater pond.

They were informed that the previous information provided for the SEQR varies slightly with what Columbia has now proposed.

There were preliminary discussions on an emergency access to Jefferson Apartments.

Mr. Dimmick would like all construction traffic kept off Johnson Road and Herrick Drive.

A motion was made by Mr. Biondolillo and seconded by Mr. Covell to grant Conceptual Site Plan approval. This motion passed 4-0.

8. **Report of Zoning Enforcement Officer**

Mr. Russell had issued a few permits and a violation for non-compliance.

9. **Report of Administrative Clerk to the Supervisor**

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

He also reported that the electronics had been set up so Developers could now do power point presentations if they needed to.

10. **Report of Community Development Coordinator**

The Local Government Conference will be held on March 27, 2008.

She urged the members again to review the Design Guidelines as she needs to get them to the County Planning Board for review.

A Draft Inventory and Analysis Report had been prepared and is on the Town's website for review. Please provide Mrs. Jenack with any comments.

11. **Adjournment**

The Board set a work session meeting to work on the Self-Storage facility guidelines and Design Guidelines for March 18, 2008 at 5:30 pm.

A motion to adjourn the meeting at 9:40 pm was made by Mr. Cameron and seconded by Mr. Covell. This motion passed 4-0.