

**Town of LeRay Planning Board**  
**Work Session**  
**January 10, 2008**

- 1. Call to Order:** The January 10, 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: Fred Tontarski, Sam Biondolillo, Jerry Hobbs, Larry Covell, Steve Putney and Karl Vebber. Board member Al Cameron was absent. Also present was Community Development Coordinator – Jessica Jenack, Zoning Enforcement Officer – Dean Russell.
- 3. Reading and Approval of Minutes:** The minutes for the Work Session on January 3, 2008 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 vote.
- 4. Moratorium Law** – The Planning Board will approach the Town Board to amend the Moratorium to include pending applications as well as future. This would hopefully give time for the Comprehensive Plan to be written and to let the Planning Board review items such as setbacks and locations for Storage Facilities and Rental Vehicles as well as what is considered Small Retail.

**Dawn Homes** – Mrs. Jenack informed the Board that Jessie Albert would no longer be working on this project, Mr. Arcangel, would be involved since he is a joint partner.

The Traffic Study has been done with the exception of analysis of any future connection with Eagle Ridge. Chairman Tontarski informed the Board that a design is in progress and the project may be completed this year.

A meeting has been set with Mr. Arcangel, Ronald Taylor, Kris Dimmick, Steve Harter, Jessica Jenack, Merle Otis, and Mr. Tontarski to review the outstanding issues with Site. Within the project the speed limit along Johnson Road will be 55 mph. The Board will recommend possibly shifting some parking units behind the buildings. The Board is concerned the buildings may be placed too close together.

There is a large black topped area near the Garage, 100 ft wide. The Board will suggest that this area be used for Recreation i.e. Basketball. There is a concern that the tenants will be parking behind their garage doors at this structure.

The Board will consider giving an allowance for the required recreation space for the nature trails proposed by Ontario Bay for the conservation area. Parking for the trails and access for the public are still items that need to be discussed. Columbia Development will need to do a Subdivision.

The location of the Community Center will be discussed. The Board feels it should be centrally located – not at one end of the development where tenants must drive.

Proposed lighting will be in the right-of-way. At this point it is unclear if a lighting district will need to be created.

The Board would still need clarity on other issues also: General Landscaping, the number of tot lots proposed and locations, Lighting – type proposed, cut sheet, type of pole proposed, Dumpsters – screening.

Mrs. Jenack mentioned that due to the new Draft Guidelines, areas that once were commercial may need updating.

A motion to adjourn was made by Mr. Putney and seconded by Mr. Biondolillo. This motion passed with a vote of 6-0. The meeting was adjourned at 6:55 pm.