

LERAY PLANNING BOARD
MINUTES
July 3, 2008

1. Open Regular Meeting

Board members in attendance: Chairman – Fred Tontarski, Sam Biondolillo, Larry Covell, Jerry Hobbs, Clarke Oatman, David Champagne, Community Development Coordinator – Jessica Jenack, Zoning Enforcement Officer - Dean Russell. Other people in attendance were: Walter Van Tassel, David Card, Martin Schrod, Bryan Hoover, and Thomas Briggs(Clover Construction).

2. Pledge of Allegiance

3. Approval of Minutes from the previous meeting

The minutes from June 5, 2008 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.

4. Correspondence and Communication

There was no correspondence.

5. Unfinished Business:

Stephen Converse - Sketch Plan Review for a Minor subdivision - to subdivide a 50.50 acre parcel of land into (2) two lots, Lot 1 = 11.6 acres and remaining lot is 38.9 acres, located on Converse Drive, tax parcel #74.16-1-5.111.

A discussion was to be held on the SEQR form for Mr. Converse. No one was in attendance to represent Mr. Converse. The consensus at the work session was to have Mr. Converse fill out a short form. No other action was taken on this matter.

Bryan Hoover - Sketch Plan Review for Minor Subdivision - to subdivide a 8.84 acre of land into (2) two lots, Lot 1C1 = 3.39 acres and Lot 1C2 = 5.45 acres, located on County Route 17, tax parcel #54.00-3-4.313

The Board asked Mr. Hoover if he preferred two rectangular shaped lots as to the ones proposed. Mr. Hoover replied that he did but because of the 3 to 1 lot ratio law, he was unable to do that. The Board agreed to waive this requirement stating that the rectangular shaped lots would be better for the public rather than a back-lot that is not mowed or maintained.

The Board conducted the Environmental 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. Hobbs. This motion passed with a vote of 7-0.

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

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

A map showing the change will need to be submitted prior to the August meeting.

A motion was made by Mr. Hobbs to deem the application complete. This motion was seconded by Mr. Cameron and passed with a vote of 7-0.

A motion to set a Public Hearing for **August 7, 2008 at 7:15 pm** was made by Mr. Biondolillo and seconded by Mr. Cameron. This motion passed with a vote of 7-0.

6. *Public Hearings*

Watertown Properties Trust - Preliminary Subdivision Review for a Minor Subdivision at 7:15 p.m. - to subdivide a 3.33 acre parcel of land into two (2) lots, located on NYS Route 3, tax parcel #83.08-1-71.3

The Chairman opened the Public Hearing.

With no questions or comments Mr. Cameron made a motion to close the hearing. This motion was seconded by Mr. Oatman and passed with a vote of 7-0.

The Preliminary Subdivision Plat was discussed. The DEC and DOT permits were issued.

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

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

Mrs. Jenack will send an approval letter in the mail.

7. New Business

Lucky Lutz - Sketch Plan for Minor Subdivision - to subdivide a 1.6 acre parcel at the southwest corner of tax parcel #65.05-1-40 and combine the remainder of parcel #65.05-1-40 with 65.05-1-33, located on US Route 11.

Any action was tabled due to a lack of attendance by a representative. A letter will be sent to Mr. Lutz regarding the Board's position on the proposal with questions that they have on the sketch plat.

A motion was made by Mr. Covell and seconded by Mr. Champagne that no action will be taken at this time. This motion passed 7-0.

Jefferson County Industrial Development Agency – Sketch Review for Minor Subdivision - to subdivide 16.253 acres out of 103.58 acres to be dedicated to Ontario Bays Initiative for the purpose of mitigating impacts to the Indiana Bat and Wetland area, located on NYS Rt. 342, tax parcel #65.00-1-73.27.

The Board conducted the Environmental 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. Champagne. This motion passed with a vote of 7-0.

It was determined that that the proposed action would not result in any 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. Cameron to deem the application complete. This motion was seconded by Mr. Covell and passed with a vote of 7-0. There was discussion regarding the subdivision plat. The following items will need to be corrected prior to the hearing:

- The map must show the proposed Town Road.
- The error on the Tax parcel # must be corrected.
- More definition needs to be made on the property lines.
- Wetland one should be changed to Lot 1.
- The phases shown should be deleted.
- The proposed subdivision should be highlighted.

A motion to set a Public Hearing for **August 7, 2008 at 7:25 pm** was made by Mr. Cameron and seconded by Mr. Covell. This motion passed with a vote of 7-0. The preceding items must be corrected on the subdivision map and submitted ten days prior to the August meeting for the public hearing to take place.

8. Report of Community Development Coordinator:

Mrs. Jenack reported that the first working draft of the Comprehensive Plan is in the review stage and should be ready for public review late July or early August.

The Draft Zoning Laws were ready for the Planning Board to review and recommend to the Town Board. The Town Board at their July 10th meeting will vote on an extension of the moratorium to November 1, 2008.

The County Planning Board comments pertaining to the Candlewood Suites were minor. They included adding a directional sign at the corner of Johnson Road and Herrick Drive to direct traffic to use Herrick Drive.

Mr. Dimmick has reviewed and submitted items for Jefferson Apartments to DOH.

9. Zoning Enforcement Officer

Mr. Russell had issued a few permits and answered a few complaints.

10. Report of Administrative Clerk to the Supervisor-

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

Mr. Harter reported the Town Board had three (3) Public Hearings scheduled for Thursday, July 10, 2008. One was to extend the moratorium on the storage buildings, another on the Zoning Amendments related to 158-26 (B) of the Zoning Law, and the last one on amending the Zoning to reference the Design Guidelines.

LeRay Commons Lighting and Drainage Districts have been approved by the Town Board.

Eagle Ridge Phase II infrastructure will begin soon. Corrections will be made as to the cleanouts and their placement. More finite drawings will be submitted to the Town Board next week. The Town Engineer will be on-site full time during the installation of the cleanouts in Phase II.

The Sewer Pump Station on Rt. 11 and 342 is scheduled to be completed August 1, 2008.

Bids will be posted for the Carey well site for extra capacity for that area. Drilling was done on the Gracey farm as well as the Styles property (formerly Ryor Turkey Farm)

A motion to recommend that the Draft Zoning Laws be presented to the Town Board with suggestions as noted on July 3, 2008 was made by Mr. Cameron and seconded by Mr. Covell. This motion passed 7-0.

11. Adjournment .

A motion to adjourn the meeting at 10:00 p.m. was made by Mr. Biondolillo and seconded by Mr. Hobbs. This motion passed 7-0.