

Town of LeRay Planning Board Work Session
March 6, 2008

1. **Call to Order:** The March 6, 2008 work session portion of the LeRay Planning Board was called to order by Acting Chairman Jerry Hobbs at 5:30 p.m. in the LeRay Conference Room, Evans Mills, N.Y.
2. **Roll Call:** Board members present: Acting Chairman – Jerry Hobbs, Alan Cameron, Larry Covell, Sam Biondolillo, Board members Karl Vebber and Chairman Fred Tontarski were absent. Others present: Community Development Coordinator - Jessica Jenack, Zoning Enforcement Officer – Dean Russell, Town Engineer – Kris Dimmick and Walter Vantassel.
3. **Reading and Approval of Minutes:** The minutes from the February 7, 2008 meeting were approved with a motion made by Mr. Cameron and seconded by Mr. Covell. This motion passed 4-0. The minutes from February 14, 2008 were also approved with a motion made by Mr. Covell and seconded by Mr. Cameron. This motion passed 4-0.
4. **Unfinished Business**

Jefferson Apartments

The Town Engineer – Kris Dimmick commented that the status of the utilities for the Preliminary Site Plan Approval had the appropriate level of detail. Some adjustments on the utility mains had been made and some were reflected on the plan already.

The revision that the Board had asked about were reviewed.

- Revise Claire Raible to read Clover Construction.
- Provide Legal description for future Town Right-of-Way.
- Difficult to distinguish between existing and proposed on the site plan.
- New Mail box locations.
- Tot Lots for little guys or teenagers.
- Traffic issue at intersection with Jefferson Loop and Johnson Drive.
- Dumpsters to be shown as screened on at least 3 sides.

Lake Architectural

The Board would like a more distinct north arrow on the plan.

The Board had asked for other revisions to the plan.

- They were asked to continue the metal slope canopy on the roof.
- They were asked to add shrubs to screen the parking lot spaces.
- They were asked to show a back connection to the KFC access drive.
- They were asked to show the adjacent LeRay Crossing project so the Board could see the “BIG” picture for traffic circulation.

Hemisphere Management

The Board members discussed the Sketch Plan for a 113 room hotel. The Board would like

- A sidewalk to Herrick Drive.
- A pedestrian connection to Spectra Plaza.
- More landscaping.
- Something more aesthetically pleasing with the storm water basin.
- They would also like to discuss emergency access to the Jefferson Apartments project.
- The sign proposed is a pole mount, it was suggested that the Board would like a monument sign. The cross-access easements from Spectra need to be shown on the plan.

David Gura

The parcels would have to be combined to make one lot. A proposed road would have to meet Town Specs.