

**LERAY PLANNING BOARD
MINUTES
March 1, 2007**

1. **Call to Order:** The regular meeting of the LeRay Planning Board was called to order by Chairman Fred Tontarski at 6:30 p.m. in the LeRay Meeting Room, Evans Mills, N.Y.
2. **Roll Call:** Board members present: Larry Covell, Al Cameron, Fred Tontarski, Sam Biondolillo, Steve Putney, Karl Vebber, and Jerry Hobbs. Zoning Enforcement Officer - Dean Russell, Community Development Coordinator - Jessica Jenack and Clerk to the Supervisor - Steve Harter.

Other Attendees: Brad Hill -Spectra, Larry Haukaas, Kathy Cook, Tabitha Davis, Don Davidson, Wayne Petty, Walter VanTassel, Clair Raible, John Astafan, Gaetano Javerone, Tim Clement, Walker Heap, John Stevens, Patrick Currier, John Fish

3. **Reading and Approval of Minutes:** The minutes for February 15, 2007 were received, and there were no modifications. Mr. Cameron made a motion to approve the minutes. Mr. Hobbs seconded the motion, which carried with a vote of 6-0 with Mr. Covell abstaining.
4. **Correspondence and Communication:** None
5. **Unfinished Business:**

Spectra Subdivision

Mrs. Jenack explained to the Board members that when the SEQR was completed for Columbia, the number of parking spaces estimated on the SEQR form was 225. With Spectra's proposed subdivision of an outlot from Lot 5, the number of parking spaces would exceed the estimate for SEQR. Chairman Tontarski spoke with Mr. Fenlon from NYSDEC who said that the increase of 20-30 more parking spaces was not significant enough to require the amendment of the SEQR Negative Declaration issued for the previous 5 lot subdivision.

A motion to act as Lead Agency and conduct an Environmental Review for the Unlisted Action was made by Mr. Vebber and seconded by Mr. Biondolillo. This motion passed 7-0. A motion to declare a negative declaration was made by Mr. Biondolillo and seconded by Mr. Putney. This motion passed 7-0.

A motion to deem the application complete was made by Mr. Cameron and seconded by Mr. Vebber. This motion passed 7-0. A motion to set a Public Hearing for April 5, 2007 at 6:45 pm was made by Mr. Covell and seconded by Mr. Putney. This motion passed 7-0.

Willowbrook Plaza

A motion was made by Mr. Biondolillo to send a letter to the Involved Agencies requesting that the Town of LeRay Planning Board be Lead Agency. This motion was seconded by Mr. Cameron and passed 7-0.

Mrs. Jenack stated that she had been told by the engineer that the school had been contacted by Mr. Sharp and that a meeting had been scheduled for March 7th to discuss the proposed project. Revisions have been made to the SEQR chart as requested at the previous Planning Board meeting.

6. Public Hearings:

Guy Javerone--Preliminary Site Plan Review to allow a 10,500 sq. ft. retail shopping center located along US Route 11 and Holbrook Road.
Tax Parcel # 65.17-1-21

The Public Hearing was opened at 6:45 p.m. Clair Raible asked if the second building would be the same type as the existing one. Mr. Javerone stated that it would be. With no other questions or comments a motion to close the hearing was made by Mr. Cameron and seconded by Mr. Biondolillo. This motion passed 7-0.

Mr. Putney questioned the direction of travel within the plaza and if it was one-way or two-way in the area of the pick up window. The Site Plan shows two-way traffic on the end of the building with the pick up window. There was concern by all the board members with this issue.

The Chairman inquired how deliveries were made and Mr. Javerone stated that no tractor trailers were making deliveries to the present building. The delivery trucks were smaller and were able to park in the rear parallel to the building. The Board is requesting that Mr. Javerone have only one-way traffic in the rear of the plaza. This would also include the pick up window. He must also control the flow of traffic in the rear with adequate signage or painted arrows on the black top depicting the drive-thru entrance and directing customer parking to the front of the plaza.

The four (4) parking spaces on the end of the building will be signed as "Reserved" to discourage the use of these spots by customers thereby decreasing traffic conflicts associated with vehicles entering on the main access road and vehicles backing up. Snow will be pushed to the front of the lot so there is little run off to the neighbors property. When weather permits, vegetation will be added along the fence with agreement from the neighboring property owners.

Zoning Enforcement Officer Russell mentioned that there may be a possibility that a part of the existing wooden fence may have to be removed if it is impairing the view for traffic at the end of the Holbrook Road.

A motion to grant Preliminary Site Plan Approval pending the engineering issues and Planning Board requests are addressed and rectified was made by Mr. Vebber and seconded by Mr. Cameron. This motion passed 7-0.

Mr. Larry Haukass-Preliminary Subdivision Review -

To allow the subdivision of Lot A (11 acres) located along Snell Road.
Tax Parcel # 44.00-3-1.1

The Public Hearing opened at 6:55 p.m. with no questions or comments, a motion to close the hearing was made by Mr. Biondolillo and seconded by Mr. Putney. This motion passed 7-0. A motion to approve the Preliminary Subdivision was made by Mr. Cameron and seconded by Mr. Biondolillo. This motion passed 7-0.

A motion to review the Final Subdivision was made by Mr. Cameron and seconded by Mr. Putney. This motion passed 7-0. A motion to approve the Final Subdivision Plan was made by Mr. Cameron and seconded by Mr. Vebber. This motion passed 7-0. Mrs. Jenack will send him a letter of approval.

Tabitha Davis- Preliminary Subdivision Review

To allow a two (2) lot subdivision on Farrell Road
Tax Parcel # 55-1-68.1.

The Public Hearing opened at 7:05 p.m. Mr. John Fish was concerned that if a house were to be built on the remaining parcel, it would affect his Hunting Preserve Business. He is required to have

a 500 ft. buffer between the preserve and dwellings. The Chairman explained to Mr. Fish that the Board could only act on the current Subdivision at this time. At this point, no future plans were submitted for the remaining parcel. A motion to close the hearing was made by Mr. Biondolillo and seconded by Mr. Putney. This motion passed 7-0.

A motion to approve the Preliminary Subdivision Plan was made by Mr. Biondolillo and seconded by Mr. Cameron. This motion passed 7-0. A motion to review the Final Subdivision Plan was made by Mr. Cameron and seconded by Mr. Vebber. This motion passed 7-0.

A motion to approve the Final Subdivision Plan was made by Mr. Vebber and seconded by Mr. Putney. This motion passed 7-0. Mrs. Jenack will send her a letter of approval.

7. New Business:

Mr. Wayne Petty- Preliminary Subdivision Review

For the subdivision of five (5) lots located on County Route 46
Tax Parcel # 45.00-3-35.7

Mr. Petty was in attendance at the February 1, 2007 meeting, however he left before his project was reviewed. Therefore, discussion on his proposed subdivision was tabled. Since that meeting his surveyor made corrections to the subdivision plat and eliminated the "spaghetti lot". A motion was made by Mr. Cameron for the Planning Board to act as Lead Agency for the Unlisted Action and to conduct an Environmental Review. The motion was seconded by Mr. Putney and the motion passed 7-0.

A motion to declare a negative declaration was made by Mr. Biondolillo and seconded by Mr. Cameron. This motion passed 7-0. A motion was made to deem the application complete by Mr. Vebber and seconded by Mr. Putney. This motion passed 7-0.

A motion was made to set a Public Hearing for April 5, 2007 at 6:55 p.m. by Mr. Covell and seconded by Mr. Vebber. This motion passed 7-0.

Universe Companies-Preliminary Site Plan Review-for the construction of 121 self-storage units located along NYS 283
Tax Parcel #75.09-1-19

Mr. Patrick Currier gave an overview of the proposed Site Plan. They are looking for a Lot Line Adjustment after the purchase of additional land from the adjacent landowner, Mr. Van Camp. One hundred and twenty one storage units (121) would be constructed behind the existing Universe Cellular building. In addition, U-Haul trucks would be placed in the front parking area.

Mr. Biondolillo asked about lighting and hours of operation. The lighting would be wall packs on the units and they would not face the adjacent property. The hours of operation were still in question. Mr. Putney had a concern with the leach system. Mr. Currier said that was addressed. Mrs. Jenack had the Board refer to the comments from the staff of the County Planning Board. They state that one issue is the size of the lot in regards to the lack of adequate road frontage (200 feet total).

A motion to reject the Preliminary Site Plan due to a lack of required frontage as described in the Zoning Law was made by Mr. Cameron and seconded by Mr. Biondolillo. This motion passed 7-0. The Board referred Mr. Currier to the Zoning Board of Appeals to ask for an area variance.

Evergreen Family FLP- to allow a temporary vehicle sale display for two weeks. Located at the corner of Anabel Ave. and US Route 11.
Tax parcel # 65.00-1-47.8 and a portion of 65.1-1-47.1

Mr. Davidson would like to hold a temporary two week vehicle sale at the Precision Car Wash property located on US Route 11 and Anabel Ave. He would also be utilizing a portion of the neighboring property.

Mr. Biondolillo asked how many vehicles would be on site. Mr. Davidson estimated about one hundred (100). Mr. Putney questioned if there was approval from the other property owner. Mrs. Jenack responded that she had a copy of the letter from the adjacent owner giving Mr. Davidson permission to use his property.

The parking spaces on the Site Plan would need to be 9'x 20' as required by the Zoning Law and recommended by Mrs. Jenack and Chairman Tontarski. Chairman Tontarski asked Mr. Davidson to put gravel down on the neighboring property he is using to conform to the Zoning law which requires an all weather surface.

Mr. Putney questioned if two Site Plan Applications should be filled out since there are two separate parcels being used. He also commented that there was no specific date mentioned when the two week sale would take place and questioned if Mr. Davison would need to reapply if he was going to have another sale of the same kind. The Board agreed that a second Site Plan Application would be needed even though some issues would overlap.

Mr. Davidson had not scheduled a specific date and did say that he would reapply each time as necessary. He also mentioned that the hours of operation may be from 9 am to 9 pm. There would be bathroom facilities brought in to meet the Zoning requirements. Mrs. Jenack shared with the board members a letter that she had received from the Town Attorney Gene Langone regarding more than one use on a site. He stated that each use on a site would have to meet the individual requirements (parking, restrooms) of the Zoning law. The Board requested that Mr. Davidson also fill out and submit a Site Plan application for the other parcel but the same Site Plan could be used for both sites. He will return to the next meeting. No action was taken on this matter at this time.

8. Report of Zoning Enforcement Officer:

Mr. Russell had no issues to report.

9. Report of Community Development Coordinator:

Mrs. Jenack mentioned a meeting being held by Jefferson County Planning for training on the upcoming census. She also told the board members that she had developed a spreadsheet to keep track of the training that the members attended throughout the year. She would like to keep copies of certificates for the members if provided by the training session.

10. Adjournment:

There being no other business, a motion to adjourn the meeting was made by Mr. Hobbs and seconded by Mr. Covell. The motion passed with a vote 7-0. The meeting adjourned at 9:04 p.m.