

# LeRay Planning Board Minutes

September 6, 2007

## 1. **Open Regular Meeting**

Board members in attendance: Chairman, Fred Tontarski, Larry Covell, Al Cameron, Steve Putney, Karl Vebber, Jerry Hobbs. Community Development Coordinator-Jessica Jenack, Town Engineer-Kris Dimmick, Administrative Clerk to the Supervisor-Steve Harter. Board member Sam Biondolillo was absent. Other people in attendance were: Irene Lavancha, Betty Jones, John Stevens, Tim Hogan, Matt Morgia, Angie Kerry, Dan Ward, Bob Farris, and Dan Davidson.

## 2. **Pledge of Allegiance**

## 3. **Approval of Minutes from the Previous Meeting**

The minutes from August 2, 2007 were received and there were no modifications. A motion to accept the minutes was made by Mr. Hobbs and seconded by Mr. Cameron. This motion passed 6-0.

## 4. **Correspondence and Communication**

There was no correspondence or communication.

## 5. **Unfinished Business**

***Camp Clark, Inc.*** – Preliminary Subdivision of 67.04 acres into four (4) lots located at the southeast intersection of Schell Road and Pink Schoolhouse Road, Tax Parcel #44.00-3-22.3.

The Preliminary Subdivision Plat was reviewed. A motion to conduct the environmental review for this Unlisted Action was made by Mr. Cameron and seconded by Mr. Hobbs. This passed 6-0.

The parcel containing Camp Clark will be conveyed to the Naval Reserve Unit. This information was supplied by Audrey Davenport representing Audrey Clark. She is not sure what the existing structure is that is shown on lot 2 of the Site Plan. There are no complaints at this time from any surrounding neighbors to Camp Clark.

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

A motion to declare a negative declaration was made by Mr. Vebber and seconded by Mr. Hobbs. This motion passed 6-0.

A motion to deem the application complete was made by Mr. Cameron and seconded by Mr. Putney. This motion passed 6-0.

A motion to set a Public Hearing for October 4, 2007 at 7:15 p.m. was made by Mr. Hobbs and seconded by Mr. Cameron. This motion passed 6-0.

***Evergreen Family, FLP – Review Revised Preliminary Site Plan*** – to construct a 7,000 sq.ft. building with a parking lot for the sale of pre-owned automobiles located at the intersection of US Route 11 and Holbrook Road, Tax Parcel #65.17-1-11.

Mr. Hogan gave the Board an update of the project to this point. The adjacent parcel will be prepared to be sold or leased. The trees in the rear of the parcel will be kept. There is sand at a depth of 18 feet-for sediment collection areas.

Mr. Hogan asked about bonding for the future road. Mr. Dimmick felt this was premature at the point in the project.

Mr. Hogan reviewed the plan for Stormwater. It will consist of a series of catch basins that will be lined with fabric to filter out debris. These will be owner maintained. This type of system is acceptable to DEC according to Mr. Hogan. It will drain to the north if there is missed maintenance.

Mr. Putney asked if there is a potential flooding problem on the Holbrook Road. Mr. Hogan felt that there would not be a problem.

There is a 60-day review period with the DEC if they feel the design is not standard. Mr. Dimmick reminded Mr. Hogan that the Town's sewer and water lines are located in the trench at the front of the parcel. Mr. Hogan said he would review this matter.

Mrs. Jenack mentioned that the parking lot was shifted back to incorporate room for a future side walk. This may possibly interfere with the location for the sign. It needs to be 15 ft. back from the DOT Right-of-Way. She reminded Mr. Hogan that the design and new location needed to be submitted to the Board.

There was question about what type of lighting would be used. Mr. Hogan replied the lights would be directed down as to not interfere with the neighboring parcels. Mr. Dimmick mentioned the possibility of light spillage onto the adjacent residential properties.

There is still no word from DEC, DOT, or Fish and Wildlife. Mr. Hogan is trying to contact the original owner to find out what species the trees were that were cut down to see if they would have been favorable for the Indiana Bat.

A motion to schedule a Public Hearing on October 4, 2007 at 7:25 p.m. contingent upon all Involved Agencies reporting back, and the information being submitted to Mrs. Jenack 10 days prior to the next meeting. This motion was made by Mr. Cameron and seconded by Mr. Vebber and passed with a vote of 6-0.

***Dawn Homes – Review Project Progress*** – 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 402 units of housing. The project also included construction of roads, and sewer and water and the infrastructure. Located northwest of Johnson Road Tax parcel #65.00-1-65.1.

A previous work session meeting was held between Mr. Tontarski, Mrs. Jenack and representatives from Dawn Homes. There are still outstanding issues that the Board would like corrected. There needs to be more than one tot lot for the entire project. A sidewalk needs to be provided for pedestrians. The garage and storage areas in the buildings should be labeled on the plan. The Board questions why the Community Center has 20 units included in the building? This information will be passed on to Dawn Homes.

## **6. Public Hearings**

### ***Gary Schuler – Preliminary Subdivision Review at 7:35 p.m.***

Preliminary Subdivision of 575 acres into nine (9) lots located along NYS Route 26A and Simonet Road Tax Parcel #65.00-2-4.2.

The Chairman opened the public hearing.

Kathy Cook was in attendance to voice her concern over the subdivision. She is opposed to the subdivision due to the increase in noise from construction and future residents.

Betty Jones (the new Fort Drum Planner) also informed the Board that the project site is within a Flight Zone so, there will be noise from aircraft and buyers should be made aware of this from Mr. Schuler.

Mr. Covell suggested that the Board have Mr. Schuler include this information on his plans for the subdivision and on the map that is filed with the County. He should also inform prospective buyers.

With no other questions or comments a motion to close the public hearing was made by Mr. Cameron and seconded by Mr. Putney. This motion passed 6-0.

A motion to approve the Preliminary Subdivision Plat was made by Mr. Hobbs and seconded by Mr. Cameron. This motion passed 6-0.

A motion to review the Final Subdivision Plat was made by Mr. Cameron and seconded by Mr. Putney. This motion passed 6-0.

A motion to approve the Final Subdivision Plat was made by Mr. Hobbs and seconded by Mr. Vebber, contingent on Mr. Schuler filling out a disclaimer notifying buyers of the Air Craft Zone and associated noise. This motion passed 6-0.

Mrs. Jenack will send an approval letter by mail once the disclaimer is provided.

**7. New Business**

***Evergreen Family, FLP – Sketch Site Plan Review*** – to construct a 3,150 sq.ft. building with 5 bays for a self-service carwash located at the intersection of US Route 11 and Anabel Ave behind the existing Precision Carwash Building Tax Parcel #65.00-1-47.8.

The Board reviewed the drawings. The area of the turning radius behind the building was questioned. Mr. Hogan felt that the radius was fine. The Board would like to see some sort of label showing the traffic patterns in the lot. Also, an accommodation should be provided for hand drying vehicles. The placement of curbing between the grass area and the parking lot was discussed. The Board does not want that parcel to become a short cut to the gravel road. Mr. Davidson said that curbing would be in place. Snow removal would be to the north of the parcel. The Board also recommended a no parking sign in the rear of the lot. Mr. Dimmick informed Mr. Hogan it is normally the Town's policy that there is one point of connection per property for water and sewer. This would be up to the Town Board.

It was brought up that there is a dumpster currently located on-site. Mr. Davidson said it would be removed.

**8. Report of Community Development Coordinator**

Mrs. Jenack reported that there will be a training session for those who still need it, on Wednesday, September 19, 2007 at 6:30 p.m. at JCC. She briefly reviewed the budget information with the Board members, and they all felt comfortable with the current budget as is.

The committee for the Comprehensive Plan was still working on the draft Design Guidelines.

No information was submitted by Robert Lake as to his Subdivision from last month's meeting.

The Town Attorney is still working on the re-subdivision issue. The example from the Town of Watertown was negotiated between the Developer and the Town and did not involve a time limit stipulation.

The Town Board wanted a recommendation on the Re-Zoning of the DD Zone. It was decided to table issue so the Board could receive more information.

**9. Zoning Enforcement Officer**

Mr. Russell was absent.

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

**11. Adjournment**

A motion to adjourn the meeting at 9:40 p.m. was made by Mr. Covell and seconded by Mr. Putney. This motion passed 7-0.