

Town of LeRay

Planning Board – Special Meeting Work Session

February 22, 2024

Call to Order

The February 22, 2024 Work Session portion of the LeRay Planning Board Special Meeting took place in the Town of LeRay Conference Room. The meeting was called to order by Chairperson Biondolillo at 6:02 PM.

Roll Call

In attendance: Deborah Biondolillo – Chairperson, Tom Moran – Member, Kerry Young – Member, Pat Collette – Member, Lee Shimel – Zoning Enforcement Officer, and Morgan Melancon – Secretary to Planning and Zoning were in attendance. Member Clarke Oatman, Member Brian Jefferds, and Member William Albrecht were absent. Jessica Jenack – Community Development Coordinator was absent.

Final Approval for a Site Plan Application for Wewer Holding, Inc., located on the corner of Waddingham Road and US Route 11, tax parcel #65.09-1-15.21.

Chairperson Biondolillo reviewed the outstanding items for the project. The applicant still needed to pay for and provide the signed Developer Agreement, in addition to providing the signed Stormwater Maintenance Agreement.

Review of Proposed Changes to Approved Site Plan for Jenkins Road Solar, located at 25325 County Route 16, tax parcel #54.19-2-22.13.

The Chairperson explained that Jenkins Road Solar wanted to make changes to their previously approved Site Plan. Due to the solar moratorium, they had to first seek relief from the Town Board. The Town Board agreed to consider their request since their project had received final approval before the moratorium was put in place. It was mentioned that the DG Solar project followed a similar process.

Jenkins Road Solar proposed installing larger solar panels than those approved on May 4, 2023. Chairperson Biondolillo presented maps to the Board, comparing the approved designs with the new proposals. She informed the Board that the Town Attorney, Jim Burrows, emphasized that the decision rested with the Planning Board to determine if the changes were significant enough to necessitate a Site Plan Modification.

Chairperson Biondolillo explained that the adjustments would remain within the existing fence boundary, with the panels merely being repositioned. In some instances, the new panel placements would be further from the setback than approved. She highlighted that should the Board view these alterations as minor, no modification would be required. However, if deemed major, a submission for a Site Plan Modification in the March meeting would be necessary.

Report from Planning Board Chairperson

Mr. Shimel stated that, at the Town Board meeting earlier that evening, he had presented a proposed Zoning Change Application concerning three properties located along US Route 11 in a Mixed-Use (MU) District.

An individual had inquired about putting a group of trailers or tiny homes in an Agricultural-Residential (AR) District, which would not be permitted.

Chairperson Biondolillo said that the NYC Deli Style store located on US Route 11 was still sorting out the cross-access easement issue with the neighboring laundromat. Mr. Shimel stated that a representative for the project asked if he would be able to issue a Zoning Permit if 7-Eleven guaranteed the development of the cross-access road.

Report from Planning Board Chairperson

Chairperson Biondolillo stated that Mike Lasell forwarded revised plans to the NYS Department of Transportation (NYSDOT) for Mr. Lundy's proposed Major Subdivision.

DG Solar had recently conducted a second survey that revealed a setback shortfall of fifteen (15) feet. Mr. Shimel suggested adjusting panel placement to rectify this issue. They would still need a Site Plan Modification.

The Board received information on NYS guidelines for Battery Energy Storage Systems, which will be discussed in detail at the March meeting.

Next, Chairperson Biondolillo stated that Nickles Hauling would be on the agenda for the March meeting. They were requesting to add a NYS inspection station for personal use without public advertisement. This addition would fall under the classification of 'Motor Vehicle and Equipment Sales, Repair and Rentals, Heavy'.

Finally, Chairperson Biondolillo announced that the Comprehensive Planning Committee proposed postponing their upcoming meeting until March.

Adjournment

A motion to adjourn the Work Session at 6:26 PM was made by Member Young and seconded by Member Moran. The vote went as follows:

Member Moran:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Abstain	<input type="checkbox"/> Absent
Member Young:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Abstain	<input type="checkbox"/> Absent
Member Jefferds:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Abstain	<input checked="" type="checkbox"/> Absent
Member Collette:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Abstain	<input type="checkbox"/> Absent
Member Albrecht:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Abstain	<input checked="" type="checkbox"/> Absent
Member Oatman:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Abstain	<input checked="" type="checkbox"/> Absent
Chairperson Biondolillo:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Abstain	<input type="checkbox"/> Absent

The motion passed.