

Town of LeRay

Planning Board – Work Session

February 1, 2024

Call to Order

The February 1, 2024 Work Session portion of the LeRay Planning Board meeting took place in the Town of LeRay Conference Room. The meeting was called to order by Chairperson Biondolillo at 6:06 PM.

Roll Call

In attendance: Deborah Biondolillo – Chairperson, Tom Moran – Member, Kerry Young – Member, Brian Jefferds – Member, Pat Collette – Member, Jessica Jenack – Community Development Coordinator, Lee Shimel – Zoning Enforcement Officer, Morgan Melancon – Secretary to Planning & Zoning, and Mike Altieri – Town Engineer, were in attendance. Additionally, Kevin Bamann, Frank Gerlack, and Stephen Gracey were present. Member Clarke Oatman and Member William Albrecht were absent.

Acceptance of Work Session Minutes – January 4, 2024

The January 4, 2024 Work Session minutes were reviewed by the Board members. A motion to accept the minutes as drafted was made by Member Collette and seconded by Member Jefferds. 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 checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Abstain	<input 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.

Public Hearing @ 6:30 PM for a 3-Lot Minor Subdivision Application for Frank Gerlack, located along Elm Ridge Road, tax parcel #45.00-3-13.6.

Chairperson Biondolillo stated there was no new information concerning the project.

Public Hearing @ 6:30 PM 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 acknowledged that the majority of the Planning Board's concerns had been addressed. Mrs. Wewer had requested minor modifications to the Developer Agreement, which had gone before the Town Board for their review. The execution of the Developer Agreement, and its associated payment, were still pending. Additionally, the Board was still waiting for a reply from the US Fish and Wildlife Service (FWS). Mr. Bamann informed the Board that he had received the response from FWS just before the meeting, at approximately 5:30 PM. Mrs. Jenack noted that with the FWS comments, she could finalize parts 2 and 3 of the Short Environmental Assessment Form (SEAF), in order to complete the State Environmental Quality Review (SEQR) process.

Member Young asked if the Board could approve the Final Site Plan and sign off on SEQR as a contingency of approval. Mrs. Jenack clarified that beyond the SEQR and Developer Agreement, several issues remained unresolved. The Stormwater Maintenance Agreement needed to be signed and executed. The Town Engineer, Mr. Altieri, had comments related to the Stormwater Pollution Prevention Plan (SWPPP) that would need to be addressed. Additionally, the Town's water main extension project was projected to finish in the Fall. Therefore, Mr. Altieri had suggested a provisional solution for water access to the Wewer Holdings project until the completion of the water main extension, which Mrs. Jenack said was discussed just prior to the meeting. Mr. Altieri proposed running a water line across directly to their project as a temporary solution. Mr. Altieri was waiting for data to be provided to Mr. Bamann regarding this.

Member Young stated that, given the number of outstanding items, she did not feel comfortable granting final approval that night. Member Collette concurred. Chairperson Biondolillo emphasized the importance of thoroughness for the benefit of both the Town and the applicants, thus advising against rushing the approval process.

Sketch Review of a 5-Lot Major Subdivision Application for Frank Gerlack, located at 24845 Sanford Corners Road, tax parcel #74.12-1-47.1.

Chairperson Biondolillo said the Subdivision was located near the post office in Calcium. A Maintenance Agreement would be needed for the access road that was currently being maintained by the Development Authority of the North Country (DANC). Additionally, Mr. Gerlack had potential plans to build a road near the newly created Lot 1 that would connect to the access road.

Chairperson Biondolillo stated that a "cone of influence" would need to be added to the Plat Map, as a protective measure around the Town of LeRay's well site. This zone would act as a buffer in which no development activities would be allowed, ensuring the integrity and safety of the town's water supply. The matter of the Maintenance Agreement would be brought to the Town Board as access to the well was required.

Chairperson Biondolillo and Mrs. Jenack discussed the lot sizes and the differences in reference points for measurement. Chairperson Biondolillo stated that Stephen Gracey would explain this further during the meeting. All parcels would utilize Town water and sewer. Mrs. Jenack stated that they would need to show the easements as well, which Chairperson Biondolillo confirmed Mr. Gracey had been informed.

Report from Planning Board Chairperson

Chairperson Biondolillo stated that Mr. and Mrs. Nickles would require a Site Plan for an auto repair shop, located at 26080 Eagle Ridge Road. Additionally, they had not made a payment for their Site Plan for the Townhouses that had been approved on January 4, 2024 and would be sending payment as soon as possible.

Chairperson Biondolillo discussed updates from Jenkins Solar, stating they would be applying for a Site Plan Modification for their project. They were proposing to install larger panels than what was approved on their Site Plan and would alter the panel layout.

The DG Solar Project had sent a letter after conducting a second survey. They were fifteen (15) feet short on their setbacks for three (3) panels. Mr. Shimel noted that there was possibly some room available to move the panels in order to avoid an Area Variance.

Both solar projects would need to go before the Town Board to seek relief and proceed with a Site Plan Modification or an Area Variance.

Chairperson Biondolillo stated that Joe Converse had sold his self-storage business on US Route 283. Mr. Bates came in stating he wanted to put two (2) more storage units there. Additionally, there were two (2)

properties with a Right-of-Way (ROW) going through them, that Joe Converse owned on Cottontail Drive. Tim Newman expressed an interest in purchasing said properties with the intention of combining them by deed and building a home. Chairperson Biondolillo stated that she would recommend that he purchase the ROW and use it as his driveway. Mr. Shimel said Mr. Converse would still have access to his house behind the properties.

Report from Community Development Coordinator

Mrs. Jenack said she had two conversations with Mr. Donegan about the cross-access easement in the back of Laundromat 24, connecting to the old Stewarts building owned by 7-Eleven, Inc. He was unwilling to relocate the access, which was shown on his Site Plan as being where it currently was. 7-Eleven, Inc would need to lay 200 feet of pavement to access the cross-access easement.

Mr. Shimel stated that Mr. Donegan had some sign violations on the property that he had already spoke to him about. Additionally, there was no fire lane in the back with snow piled up.

Adjournment

A motion to adjourn the work session at 6:33 PM was made by Member Young and seconded by Member Moran. The vote went as follows:

- Member Moran: Yes No Abstain Absent
- Member Young: Yes No Abstain Absent
- Member Jefferds: Yes No Abstain Absent
- Member Collette: Yes No Abstain Absent
- Member Albrecht: Yes No Abstain Absent
- Member Oatman: Yes No Abstain Absent
- Chairperson Biondolillo: Yes No Abstain Absent

The motion passed.