

Town of LeRay

Planning Board Work Session Minutes

September 4, 2025

CALL TO ORDER

On September 4, 2025, the Town of LeRay Planning Board held their regular monthly Work Session meeting in the Conference Room of the Town of LeRay Municipal Building. The meeting was called to order at 6:00 PM by Chairperson Biondolillo.

ROLL CALL

Member Oatman: ☒ Present ☐ Absent
Member Collette: ☒ Present ☐ Absent
Member Meeks: ☐ Present ☒ Absent
Member Moran: ☒ Present ☐ Absent
Member Jefferds: ☒ Present ☐ Absent
Chairperson Biondolillo: ☒ Present ☐ Absent

Additionally, Lee Shimel – Zoning Enforcement Officer, Morgan Melançon – Secretary to Planning and Zoning, Nathan Toutant – Clerk to the Supervisor, and Leland Carpenter – Town Supervisor, were in attendance. Member Lisa Meeks was absent. Member Kerry Young submitted her resignation from the Planning Board. Member Moran noted that he may have an individual interested in filling the position.

ACCEPTANCE OF WORK SESSION MINUTES

The Work Session Minutes, from the August 7, 2025 meeting, were reviewed by the Board. A motion was made by Member Oatman and seconded by Member Jefferds to accept the minutes as drafted. The vote went as follows:

Member Oatman: ☒ Yes ☐ No ☐ Abstain ☐ Recuse ☐ Absent
Member Collette: ☒ Yes ☐ No ☐ Abstain ☐ Recuse ☐ Absent
Member Meeks: ☐ Yes ☐ No ☐ Abstain ☐ Recuse ☒ Absent
Member Moran: ☒ Yes ☐ No ☐ Abstain ☐ Recuse ☐ Absent
Member Jefferds: ☒ Yes ☐ No ☐ Abstain ☐ Recuse ☐ Absent
Chairperson Biondolillo: ☒ Yes ☐ No ☐ Abstain ☐ Recuse ☐ Absent

The motion passed.

WORK SESSION

1. **2-Lot Minor Subdivision Application for Calvin and LaToya Hawkins, located along Keyser Road, tax parcel #54.00-3-7.2.**

The proposal was to subdivide 3.01 acres (Lot 4A) from the remaining wooded lands (Lot 4B). The proposed lot configuration was irregular to accommodate site topography that produced a low-lying,

seasonally wet area. Chairperson Biondolillo stated that an adjacent landowner had expressed interest in purchasing Lot 4B for residential use.

2. 2 Lot Minor Subdivision Application for William Jesmore, located along Beckwith Road, tax parcel #54.00-3-19.31.

The proposal was to subdivide the parcel into two lots, with Lot 1 to be used for a family member as a residential lot. The Board noted existing structures adjacent to Lot 1 and Lot 2 that were in close proximity to the proposed lot lines.

3. Site Plan Application for Calcium Fire Department, located at 24882 Stalder Road, tax parcel #74.12-1-19.

Chairperson Biondolillo reported that she had sent an email informing the Fire Department and their Engineering Firm that all required documents had been submitted for the Hydrogeologist Study. No reply had been received.

4. Lot Line Adjustment Application for Roger Abbey, located at 26471 NYS Route 3, tax parcel #83.08-2-13.3.

The proposal involved transferring 0.13 acres, containing an existing garage, to the adjoining parcel. In addition, approximately 400 square feet would be conveyed from Parcel A to Parcel B to correct a driveway encroachment over the lot line.

5. Site Plan Application for Candlewood Suites, located at 26513 Herrick Drive, tax parcel #64.20-1-41.

The proposal was to install electric-vehicle (EV) charging stations at the existing hotel. The Board noted that parking was adequate, and the installation would not affect required parking or site circulation. The application was to be referred to the Jefferson County Planning Board for GML §239-m review.

REPORT FROM ZONING ENFORCEMENT OFFICER

DG LeRay, LLC – The Draft Decommissioning Plan from DG LeRay, LLC had been provided. Mr. Shimel noted that the cost estimates were approximately five years old and stated that he sent a letter requesting updated figures.

Burnman, LLC – A zoning permit application for a temporary storage trailer for LeRoy Burnham had been submitted.

Nickles Hauling, LLC – In January 2024, the Planning Board approved a Site Plan and Special Use Permit for six townhomes along NYS Route 342; that approval has since expired, and a new Site Plan review will be required to proceed. Mr. Shimel reported that Ms. Michelle Nickles had reached out to discuss revising the proposal to individual single-family homes.

Keyser Road Flooding – Mr. Shimel reported on the property that had been the subject of flooding concerns raised by adjacent owners at the August 2024 Planning Board meeting. He stated that the owner brush-hogged the parcel, which made the drainage path visible and where surface water was originating.

Wewer Holding, LLC – The next court date was set for October 8, 2025.

REPORT FROM PLANNING BOARD CHAIRPERSON

LeRay Commons – Chairperson Biondolillo reported that Mr. Lundy planned to attend the October 2, 2025 meeting to present Phase 2, with the goal of obtaining approvals in the fall and commencing construction in the spring. She noted discovery of a 12-inch gas main along the right-in/right-out access serving Tractor Supply that had not appeared on prior utility mapping. A NYSDOT driveway permit and a NYSDOT utility work permit were still required; the utility permit process had just begun and was expected to take some time. In the interim, rear access to Tractor Supply was available.

Project engineer Mr. Lasell advised that the wetland issues had been resolved between the site and Taco Bell. Mr. Lundy had spoken to the Town to address the outstanding items, which he planned to rectify before beginning Phase 2.

Battery Energy Storage Systems (BESS) – A recent report from the Town of Lyme had been reviewed by Chairperson Biondolillo but was not a sufficient basis for amendments. Continued research into BESS regulations was needed as rapid technological changes made updates challenging. Mr. Shimel noted emerging hydrogen-based battery technologies.

ADJOURNMENT

A motion to adjourn the work session was made by Member Collette and seconded by Member Moran. The vote went as follows:

Member Oatman:	☒ Yes	☐ No	☐ Abstain	☐ Recuse	☐ Absent
Member Collette:	☒ Yes	☐ No	☐ Abstain	☐ Recuse	☐ Absent
Member Meeks:	☐ Yes	☐ No	☐ Abstain	☐ Recuse	☒ Absent
Member Moran:	☒ Yes	☐ No	☐ Abstain	☐ Recuse	☐ Absent
Member Jefferds:	☒ Yes	☐ No	☐ Abstain	☐ Recuse	☐ Absent
Chairperson Biondolillo:	☒ Yes	☐ No	☐ Abstain	☐ Recuse	☐ Absent

The motion passed and the meeting adjourned at 6:21 PM.

Respectfully submitted,

Morgan R. Melançon

Morgan R. Melançon

Secretary to Planning and Zoning