

Call to Order

The November 18, 2021 Work Session portion of the Town of LeRay Zoning Board of Appeals meeting took place in person in the Conference Room, and via teleconference. The meeting was called to order by Chairperson Oatman at 6:02 P.M.

Roll Call

Board members in attendance: Chairperson – Jan Oatman, Jacalyn Tunstall, Christian Favret, Zoning Enforcement Officer – Lee Shimel, and Clerk – Morgan Melancon. Additionally, Mark Crandall and Jeff Arnold was in attendance.

Approval of Work Session Minutes – March 15, 2021

The Work Session minutes from March 15, 2021, were reviewed by the Board members. A motion to approve the minutes was made by Member Favret and seconded by Member Tunstall.

The vote went as follows:

Member Tunstall:	Yes	Member Favret:	Yes
Chairperson Oatman:	Yes		

The motion passed.

Review of an Area Variance Application for Classy Chassy Car Wash, located on US Route 11, tax parcel #64.20-1-35.

Chairperson Oatman said, according to the Town of LeRay Code, a car wash would fall under Auto Service Limited under Commercial Corridor. Chairperson Oatman continued, saying the minimum lot size for a Commercial Corridor was one (1) acre with the exception for Automotive Services, which was 1.5 acres.

Mrs. Tunstall inquired if the increase in lot size was due to potential parking situations with a typical automotive business, to which Chairperson Oatman replied that it was due to the nature of the business, but this was not a service center where they would be working on the vehicles which would require more space, although it still fell under the same category. Chairperson Oatman said they were not asking for a large variance, and the car would be in front of Wal-Mart, next to Northern Credit Union.

Mr. Shimel said the property was owned by the individual who owns Laundry 24 and Fitness, and the lot was pending approval for the new buyers. Chairperson Oatman asked if Classy Chassy was the same business as the one in Watertown on Arsenal Street, to which Mr. Shimel replied that it was, but this proposed Classy Chassy would only have one (1) tunnel as apposed to the two (2) the other one had, and they had a sophisticated recycling system for water reuse. Mr. Shimel said they would be able to fit their Car Wash in the 1.36 acres with no problem.

Adjournment

A motion to adjourn the work session was made by Member XXX and seconded by Member XXX.

The vote went as follows:

Member Tunstall:	Yes	Member Favret:	Yes
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Chairperson Oatman:	Yes
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The motion passed. The meeting adjourned at 6:15 PM.