

Town of LeRay

PLANNING BOARD MEETING AGENDA

September 4, 2025

<u>Work Session:</u>	6:00 PM
<u>Regular Meeting:</u>	6:30 PM
<u>Location:</u>	Conference Room – 8650 LeRay Street, Evans Mills, NY 13637
<u>Chairperson:</u>	Deborah Biondolillo
<u>Board Members:</u>	Patrick Collette, Lisa Meeks, Thomas Moran, Kerry Young, Brian Jefferds, Clarke Oatman
<u>Contact Person:</u>	Morgan Melançon, clerk@townofleray.org

WORK SESSION AGENDA:

1. Call to Order
2. Roll Call
3. Approval of Work Session Minutes from August 7, 2025
4. Open Work Session
 - 2-Lot Minor Subdivision Application for **Calvin and LaToya Hawkins**, located along Keyser Road, tax parcel #54.00-3-7.2.
 - 2-Lot Minor Subdivision Application for **William Jesmore**, located along Beckwith Road, tax parcel #54.00-3-19.31.
 - Site Plan Application for the **Calcium Fire Department**, located at 24882 Stalder Road, tax parcel #74.12-1-19.
 - Lot Line Adjustment Application for **Roger Abbey**, located at 26471 NYS Route 3, tax parcel #83.08-2-13.3.
 - Site Plan Application for **Candlewood Suites**, located at 26513 Herrick Drive, tax parcel #64.20-1-41.
5. Adjourn the Work Session

REGULAR MEETING AGENDA:

1. Open the Meeting
2. Pledge of Allegiance
3. Approval of Meeting Minutes from August 7, 2025
4. Correspondence and Communication

5. **Public Hearing at 6:30 PM for a 2-Lot Minor Subdivision Application for Calvin and LaToya Hawkins.** The proposal is to subdivide an existing 22.79-acre parcel into 2 lots: Lot 4A = 3.01 acres, and the remaining Lot 4B = 19.78-acres, located along Keyser Road, tax parcel #54.00-3-7.2.
6. **Public Hearing at 6:30 PM for a 2-Lot Minor Subdivision Application for William Jesmore.** The proposal is to subdivide an existing 3.64-acre parcel into 2 lots: Lot 1 = 1.81 acres, and the remaining Lot 2 = 1.83-acres, located along Beckwith Road, tax parcel #54.00-3-19.31.
7. **Continuation of Public Hearing at 6:30 PM for a Site Plan Application for the Calcium Fire Department.** The proposal is to construct a 13,650 SF Fire Department building and associated site improvements including asphalt perimeter access drive and parking areas, concrete walks, grading, site lighting and landscaping, located at 24882 Stalder Road, tax parcel #74.12-1-19.
8. **Review of a Lot Line Adjustment Application for Roger Abbey.** The proposal is to transfer 0.13 acres from tax parcel #83.08-2-13.3 (sender) to tax parcel #83.08-2-13.1 (receiver), and to transfer 0.01-acres (roughly 400 SF) from tax parcel #83.08-2-13.1 (sender) to tax parcel #83.08-2-13.3 (receiver), located at 26471 NYS Route 3.
9. **Preliminary Review of a Site Plan Application for Candlewood Suites.** The proposal is for ChargeSmart EV to install six dual port electric vehicle charging stations, located at 26513 Herrick Drive, tax parcel #64.20-1-41.
10. Report from the Zoning Enforcement Officer
11. Report from the Planning Board Chairperson
12. Adjournment