

# Town of LeRay

## Planning Board – Work Session

October 3, 2024

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### Call to Order

The October 3, 2024, Planning Board Work Session meeting took place in the Town of LeRay Conference Room. The meeting was called to order by Chairperson Biondolillo at 6:00 PM.

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### Roll Call

In attendance: Deborah Biondolillo – Chairperson, Clarke Oatman – Member, Patrick Collette – Member, Thomas Moran – Member, Kerry Young – Member, Lee Shimel – Zoning Enforcement Officer, Morgan Melançon – Secretary to Planning and Zoning, Leland Carpenter – Town Supervisor, and Nathan Toutant – Clerk to the Supervisor. Member Brian Jefferds was absent.

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### Acceptance of Work Session Minutes

The minutes from the work session meeting on September 5, 2024, were reviewed by the Board members. A motion to accept the work session minutes as drafted was made by Member Moran and seconded by Member Young. The vote went as follows:

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

The motion passed.

**Public Hearing @ 6:30 PM for a 2-Lot Minor Subdivision Application for Darryl Murrock** – proposal is to subdivide an existing 33.66-acre parcel into 2 lots: Lot 1 = 3.07 acres, and the remaining Lot 2 = 30.59 acres, located at 25904 NYS Route 283, tax parcel #75.00-1-49.4.

Chairperson Biondolillo stated that the proposed subdivision was straightforward, and that Mr. Murrock was subdividing the house from the rest of the agricultural land. After reviewing the Plat Map, the Board had no questions or concerns.

**Public Hearing @ 6:30 PM for a 3-Lot Minor Subdivision Application for Tamra Delaney** – proposal is to subdivide an existing 8.57-acre parcel into 3 lots: Lot A = 3.19 acres, Lot B = 3.39 acres, and the remaining Lot C = 1.99 acres, located at 31233 Elm Ridge Road, tax parcel #45.00-3-31.32.

Chairperson Biondolillo explained that Mrs. Delaney was proposing to subdivide the lot into three parcels, with a future application planned for another three-lot subdivision across the road to be reviewed at the Board's November meeting.

Mr. Shimel said the barn was in the process of being removed, as it was deemed an unsafe building under the Town Code. The Town Board had granted Mrs. Delaney a 90-day extension for demolition. Chairperson Biondolillo noted that the barn appeared to straddle the lot line, which could be discussed further during the regular meeting to follow.

**Sketch Review for a 3-Lot Minor Subdivision Application for Tamra Delaney** – proposal is to subdivide an existing 8.57-acre parcel into 3 lots: Lot A = 3.19 acres, Lot B = 3.39 acres, and the remaining Lot C = 1.99 acres, located at 31233 Elm Ridge Road, tax parcel #45.00-3-31.32.

After reviewing the Plat Map, the Board had no questions or concerns.

**Sketch Review for a 4-Lot Minor Subdivision Application for William Jesmore** – proposal is to subdivide an existing 159.28-acre parcel into 4 lots: Lot 1 = 2.19 acres, Lot 2 = 5.43 acres, Lot 3 = 6.09 acres, and the remaining Lot 4 = 145.57 acres, located at 26569 Keyser Road, tax parcel #54.00-3-7.5.

Chairperson Biondolillo stated that the proposed subdivision was straightforward. Member Moran asked if the subdivision was in the same area as the proposed subdivision from Justin Davis that had the water issues. Chairperson Biondolillo confirmed that it was. After reviewing the Plat Map, the Board had no questions or concerns.

**Sketch Review for a 2-Lot Minor Subdivision Application for Michael Lundy** – proposal is to subdivide an existing 88.73-acre parcel into 2 lots: Lot 2A = 14.73 acres, and the remaining Lot 2B = 74 acres, located along Anabel Avenue, tax parcel #65.00-1-54.3.

Chairperson Biondolillo explained that Lot 2A was intended to be combined by deed with Mr. Lundy's existing parcel, tax parcel #64.20-1-43. During the September 30, 2024, pre-submittal meeting, Mr. Lundy confirmed his plan to construct a road to Town specifications and subsequently dedicate it to the Town. Concerns regarding the driveway were still under discussion with the Town Board. Chairperson Biondolillo noted that following the subdivision, Mr. Lundy planned to apply for a Lot Line Adjustment with Aldi's. Mr. Lundy stated that he would also rectify the outstanding infrastructure items from the previous Auto Zone Development.

**Sketch Review for a Site Plan Application for the Calcium Fire Department** – 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.

Chairperson Biondolillo said the Site Plan application review was proceeding concurrently with the Zoning Board of Appeals' review of an Area Variance application. The Town Engineer, Mike Altieri, had raised several concerns regarding the proximity of the project to the A-Site Well Field. The Board reviewed the comments provided by Mr. Altieri, with the key concerns being potential contamination risks and the need for precautionary measures to protect the wellhead.

Chairperson Biondolillo stated that the project might extend beyond two meetings, as she did not want to move forward with the project without input from the New York State Department of Transportation (NYS DOT). Previously, the Fire Department had approached the Town Board regarding the closure of Stalder Road, but the Town Board had decided it was necessary to keep the road open.

The Town Board was expected to adopt the Developer Agreement at their next meeting, with the Storm Water Pollution Prevention Plan (SWPPP) to follow. Chairperson Biondolillo explained that the roadside

signage plan aimed to ensure visibility along US Route 11, especially given the challenging topography. Additionally, the project would need to be reviewed by the Jefferson County Planning Board.

**Sketch Review for a Site Plan Modification Application for Valley Veterinary Clinic** – proposal is to build an addition to allow for more advanced surgical procedures, kennel space, consult services and improved efficiency and veterinary accessibility for the North County, located at 26436 NYS Route 283, tax parcel #74.16-1-6.21.

Chairperson Biondolillo stated that the proposed addition would be built at the back of the existing building, adding kennel space for post-surgery recovery. The existing storage building would be removed and relocated, and the dumpster would be screened. She informed the Board that a buffer would need to be installed, as it had not been done following the original Site Plan review. Although a buffer had been required at that time, it was not installed to allow the neighbor to keep an eye on the building.

Chairperson Biondolillo stated that the Board would need to make a motion to send a letter to the Town Board, requesting that the applicant receive a \$50.00 refund for the 239-m review fee, as the project would not be forwarded to the Jefferson County Planning Board for their review.

### **Report from the Planning Board Acting Chairperson**

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Chairperson Biondolillo discussed Scott Dalton’s subdivision, which had been conditionally approved on September 5, 2024. The approval required that the milk house be demolished and that a revised stamped plat map be submitted after Mr. Shimel confirmed the demolition was complete. Chairperson Biondolillo said, after consulting with Mr. Shimel and Secretary Melançon, they felt the Board should rescind the motion for the revised plat map due to the undue financial burden it would place on the Dalton family. Instead, they proposed placing a letter in the file confirming that the barn cleanup was completed to Mr. Shimel's satisfaction. The Board agreed with their findings.

### **Adjournment**

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A motion to adjourn the work session at 6:23 PM was made by Member Oatman and seconded by Member Young. The vote went as follows:

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

The motion passed.