

Town of LeRay

Zoning Board of Appeals - Minutes

November 18, 2021

Call to Order

On November 18, 2021, the LeRay Zoning Board of Appeals held their monthly meeting in person in the Conference Room and via teleconference. The meeting was called to order at 6:30 p.m. by Chairperson Oatman.

Open Regular Meeting

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

Approval of Minutes

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

The vote went as follows:

Member Favret	Yes	Chairperson Oatman:	Yes
Member Tunstall	Yes		

The motion passed.

Correspondence and Communication

Chairperson Oatman asked if there was anyone who was not on the agenda that wished to address the Board. There was no response. Chairperson Oatman asked Clerk Melancon if there had been any correspondence to which Clerk Melancon said there was none.

Review of an Area Variance Application for Classy Chassy Car Wash – the lot does not meet the required acreage of 1.5-acres for automotive uses according to section 158-44 section C2 of the Municipal Code. The applicant is requesting an Area Variance of 0.14, located on US Route 11, tax parcel #64.20-1-35.

Chairperson Oatman asked the Board to review the Area Variance Application for Classy Chassy. Mr. Crandall, with GYMO Engineers, was in attendance and provided a brief description. Mr. Crandall described where the project would be located, and said the site was prepped as a shovel ready site as it was part of the Wal-Mart development which included SWPPP and storm water hookups. Mr. Crandall said they were looking for an area variance of 0.14 acres, and their Site Plan Application would be submitted the following day along with the final engineering reports. Mr. Crandall said all the setbacks were easily made and they were able to increase the setback off the front. Mr. Arnold discussed the renewable water system that was to be installed, saying 70% of the water used would be reclaimed water.

Chairperson Oatman asked the Board if they had any other comments or Questions. The Board had none.

Chairperson Oatman had prepared Part 2 of the Short Environmental Assessment Form for the Boards review. A motion was made by Member Tunstall and seconded by Member Favret to act as Lead Agency to conduct the environmental review for the Unlisted Action.

The vote went as follows:

Member Favret	Yes	Chairperson Oatman:	Yes
Member Tunstall	Yes		

The motion passed.

Based on a review of the information and analysis, the Board determined that the proposed action would not result in any significant adverse environmental impacts. A motion to declare a negative declaration was made by Member Favret and seconded by Member Tunstall.

The vote went as follows:

Member Favret	Yes	Chairperson Oatman:	Yes
Member Tunstall	Yes		

The motion passed.

The Board determined that the Area Variance Application was complete. A motion was made by Member Tunstall and seconded by Member Favret to deem the Preliminary Subdivision Application as complete.

The vote went as follows:

Member Favret	Yes	Chairperson Oatman:	Yes
Member Tunstall	Yes		

The motion passed.

A motion was then made to set a Public Hearing for November 30, 2021 at 6:30 pm by Member Tunstall and seconded by Member Favret.

The vote went as follows:

Member Favret	Yes	Chairperson Oatman:	Yes
Member Tunstall	Yes		

The motion passed.

Chairperson Oatman explained that a letter with the Public Hearing information would be sent in the mail.

Adjournment

A motion was made by Member Young and seconded by Member Moran to adjourn the meeting.

The vote went as follows:

Member Favret	Yes	Chairperson Oatman:	Yes
Member Tunstall	Yes		

The motion passed. The meeting adjourned at 6:50 PM.