

Town of LeRay

Planning Board – Work Session

January 4, 2024

Call to Order

The January 4, 2024, Work Session portion of the LeRay Planning Board meeting took place in the Town of LeRay Conference Room. The meeting was called to order by Chairperson Biondolillo at 6:00 PM.

Roll Call

In attendance: Deborah Biondolillo – Chairperson, Tom Moran – Member, Kerry Young – Member, Brian Jefferds – Member, Pat Collette – Member, William Albrecht – Member, Jessica Jenack – Community Development Coordinator, and Mike Altieri – Town Engineer, were in attendance. Member Clarke Oatman was absent. Lee Shimel – Zoning Enforcement Officer was absent

Acceptance of Work Session Minutes – December 7, 2023

The Work Session minutes from December 7, 2023, were reviewed by the Board members. A motion to accept the minutes as drafted was made by Member Young and seconded by Member Albrecht. The vote went as follows:

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

The motion passed.

Public Hearing @ 6:30 PM for a 4-Lot Minor Subdivision Application for Brooke Haukaas, located at 34784/34858 Snell Road, tax parcel #44.00-3-2.1.

Chairperson Biondolillo stated that the Subdivision Plat had been revised with the new owner information for the adjoining parcel. The parcels would be combined by deed. There were no other changes needed.

Public Hearing @ 6:30 PM for a Site Plan Application for NYC Deli Style, Inc., located at 26253 US Route 11, tax parcel #65.17-1-4.2.

Chairperson Biondolillo stated that Mrs. Jenack had spoken with the adjacent landowner, Mr. Donegan, about the location of the proposed cross-access easement. Mr. Donegan was not willing to relocate the connection which was located to the rear of his property. He had concerns regarding cars driving through too fast and hitting his customers exiting the laundromat. The main issue being the location of an on-site septic system as well as a grease trap. Staff were speaking with the Town Attorney to see if anything could be done.

Public Hearing @ 6:30 PM for a Special Use Permit and a Site Plan Application for Nickles Hauling, Inc., located at 26080 Eagle Ridge Road, tax parcel #64.20-1-22.1.

Chairperson Biondolillo stated that she was able to locate the fire hydrants on the Site Plan. Mr. Shimel had also visited the site. There was discussion about why the crosswalk did not go straight across the road but that was an item the engineers could discuss during the regular meeting.

Sketch Review of a 3-Lot Minor Subdivision Application for Frank Gerlack, located along Elm Ridge Road, tax parcel #45.00-3-13.6.

Chairperson Biondolillo stated that the Subdivision Application was typical and that there were not any issues. A Public Hearing could be set for February.

Sketch Review of a Site Plan Application for Wewer Holding, Inc., located on the corner of Waddingham Road and US Route 11, tax parcel #65.09-1-15.21.

Chairperson Biondolillo stated that there were some outstanding items. The Highway Superintendent would need to concur on the location of the proposed driveway. The Town Engineer would provide comments separately. The adjoining driveway on Waddingham Road would need to be shown. Per the Fire Department, Knox boxes would need to be installed on site and shown on the Site Plan. The Town was working on the water expansion project, which would most likely not be built until the Fall. Lastly, the Developer Agreement needed to be signed.

Adjournment

A motion to adjourn the work session at 6:30 PM was made by Member Colette and seconded by Member Moran. The vote went as follows:

- Member Moran: Yes No Abstain Absent
- Member Young: Yes No Abstain Absent
- Member Jefferds: Yes No Abstain Absent
- Member Collette: Yes No Abstain Absent
- Member Albrecht: Yes No Abstain Absent
- Member Oatman: Yes No Abstain Absent
- Chairperson Biondolillo: Yes No Abstain Absent

The motion passed.