

# Meeting Agenda

Town of LeRay Planning Board

December 7, 2023

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The Work Session portion of the Town of LeRay Planning Board meeting will be held in person at 6:00 PM on Thursday, December 7, 2023. The regularly scheduled meeting will follow at 6:30 PM.

## The Work Session Agenda is as Follows:

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1. **Call to Order**
2. **Roll Call**
3. **Approval of Work Session Minutes from November 2, 2023**
4. **Open the Work Session**
  - **Sketch Review of a 4-Lot Minor Subdivision Application for Brooke Haukaas**, located at 34784/858 Snell Road, tax parcel #44.00-3-2.1.
  - **Sketch Review of a Site Plan Application for NYC Deli Style, Inc.**, located at 26253 US Route 11, tax parcel #65.17-1-4.2.
  - **Sketch Review of 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.
5. **Adjourn the Work Session**

## The Regular Meeting Agenda is as Follows:

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1. **Open the Meeting**
2. **Pledge of Allegiance**
3. **Approval of Meeting Minutes from November 2, 2023**
4. **Correspondence and Communication**
5. **Sketch Review of a 4-Lot Minor Subdivision Application for Brooke Haukaas** – proposal is to subdivide an existing 11.85-acre parcel into 4 lots: Lot 1 = 2.27 acres, Lot 2 = 1.27 acres, Lot 3 = 1.37 acres, and the remaining Lot 4 consisting of 6.94 acres will be combined by deed with tax parcel #44.00-3-1.1, located at 34784/858 Snell Road, tax parcel #44.00-3-2.1.
6. **Sketch Review of a Site Plan Application for NYC Deli Style, Inc.** – proposal is to open a deli/convenience store without gasoline sales, located at 26253 US Route 11, tax parcel #65.17-1-4.2.
7. **Sketch Review of a Special Use Permit and a Site Plan Application for Nickles Hauling, Inc.** – proposal is to construct 6 townhomes for a total of 24 dwelling units, with individual driveways and garages with overflow parking located along each end, located at 26080 Eagle Ridge Road, tax parcel #64.20-1-22.1.
8. **Report from the Zoning Enforcement Officer**
9. **Report from the Chairperson**
10. **Report from the Community Development Coordinator**
11. **Adjournment**