

Town of LeRay

Planning Board – Work Session

December 5, 2024

Call to Order

On December 5, 2024, the LeRay Planning Board held their regular monthly Work Session meeting in the Conference Room of the Town of LeRay Municipal Building. The meeting was called to order at 6:00 PM by Chairperson Biondolillo.

Roll Call

In attendance: Deborah Biondolillo – Chairperson, Clarke Oatman – Member, Patrick Collette – Member, Lisa Meeks – Member, Tom Moran – Member, Kerry Young – Member, Brian Jefferds – Member, Lee Shimel – Zoning Enforcement Officer, Morgan Melançon – Secretary to Planning and Zoning, Leland Carpenter – Town Supervisor.

Acceptance of Work Session Minutes

The minutes from the Work Session meeting on November 7, 2024, were reviewed by the Board members. A motion to accept the Work Session minutes as drafted was made by Member Jefferds and seconded by Member Young. The vote went as follows:

Member Oatman:	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Abstain <input type="checkbox"/> Recuse <input checked="" 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 Meeks:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Abstain <input type="checkbox"/> Recuse <input type="checkbox"/> Absent
Member Moran:	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Abstain <input type="checkbox"/> Recuse <input 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.

Public Hearing @ 6:30 PM for a 3-Lot Minor Subdivision Application for Tamra Delaney – proposal is to subdivide an existing 19.9-acre parcel into 3 lots: Lot 1 = 7.0 acres, Lot 2 = 7.0 acres, and the remaining Lot 3 = 5.9 acres, located along Elm Ridge Road, tax parcel #45.00-3-31.31.

In reviewing the Plat Map, Chairperson Biondolillo discussed the layout, stating that Lot 3 was a ‘flag lot.’ While alternative layouts had been considered, the proposed layout was the only option that complied with the Town’s length-to-width ratio requirements as outlined in the Town Code.

Public Hearing @ 6:30 PM for a Site Plan Application for Jessie’s Pet Spa – proposal is to construct a new 24’ x 75’ wood structure, concrete floor building for dog grooming, and three fenced dog runs in the rear of the existing building, located at 46247 NYS Route 283, tax parcel #74.16-2-5.

The Board reviewed the Jefferson County Planning Board’s advisory comments regarding the project. The County recommended that the high-voltage power lines be depicted on the Site Plan and that the applicant

contact National Grid to confirm easement locations and any required setbacks for new construction. Additionally, the County advised that parking spaces be shown on the Site Plan to ensure adequacy.

Chairperson Biondolillo confirmed that the parking area was sufficient but noted that, as the lot would remain gravel, parking lines could not be depicted. The Board briefly discussed general easement and setback requirements for power lines. Chairperson Biondolillo stated that three revised copies of the Site Plan reflecting the requested updates would be requested, and that the Zoning Permit should specify that no dogs would be boarded on-site.

Public Hearing @ 6:30 PM for a Site Plan Application for JORANCO, LLC – proposal is to change the use of the existing building from a stone quarry (mining operation) to a mixed-use commercial development. The existing pre-engineered steel building would become the primary business location for Pick N Go Property Waste Services, located at 26437 Keyser Road, tax parcel #54.00-3-5.3.

Chairperson Biondolillo informed the Board that the on-site Petroleum Bulk Storage Facilities (PBS) were registered under the current owner, Mr. Gary Weller. Registration did not automatically transfer with ownership of the property, and it would be Mr. Comenole's responsibility, as the new owner, to transfer the registration with the New York State Department of Environmental Conservation (NYSDEC). The Board discussed approving the application with the stipulation that all NYSDEC requirements regarding the PBS be satisfied prior to final approval.

The Board then discussed Mr. Comenole's plans for a private transfer station as a possible future phase of the project.

Sketch Review of a Site Plan Modification Application for 7-Eleven – proposal is to install parking bollards at the exterior of the existing building, located at 25744 US Route 11, tax parcel #65.17-1-24.2.

Mr. Shimel issued a Letter of Violation to 7-Eleven, Inc. for installing bollards in front of the building without prior approval, informing them that a Site Plan Modification would be required to address the violation and achieve compliance. The bollards were installed as a precaution following an accident at another 7-Eleven location to protect pedestrians from vehicles driving onto the sidewalk.

Sketch Review of a 2-Lot Subdivision Application for Luke Martin – proposal is to subdivide an existing 414.40-acre parcel into 2 lots: Lot 1 = 20.37 acres, and the remaining Lot 2 = 394.03 acres, located at 32693 Schell Road, tax parcel #44.00-3-23.

Chairperson Biondolillo stated that a portion of the property that contained the house and barn would be subdivided from the remaining land. She noted that a small section of tax parcel #44.00-3-24 appeared to cross the proposed subdivision line on the map and stated that the Board would address this with Mr. Gracey during the regular meeting.

Report from the Planning Board Chairperson

Chairperson Biondolillo stated that Mr. Jared Dickinson, representing Design Build Innovations, had reached out regarding potential development on Mr. Lundy's property. He inquired whether the Board would consider allowing painted concrete block for the exterior walls. After discussion, the Board concluded that in keeping with the Town's design standards, masonry block walls would not be permitted for the exterior façade. The Board suggested stone or a textured block resembling stone as preferable alternatives.

Adjournment

A motion to adjourn the work session at 6:22 PM was made by Member Young and seconded by Member Moran. 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 Meeks:	<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 checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Abstain	<input type="checkbox"/> Recuse	<input 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.

Respectfully submitted,

Morgan R. Melançon

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Secretary to Planning and Zoning

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