

# Town of LeRay

## Planning Board - Minutes

June 6, 2024

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### Call to Order

On June 6, 2024, the LeRay Planning Board held their regular monthly meeting in the Board Room of the Town of LeRay Municipal Building. The meeting was called to order at 6:33 PM by Chairperson Biondolillo who led the room in the Pledge of Allegiance.

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### Open Regular Meeting

In attendance: Deborah Biondolillo – Chairperson, Tom Moran – Member, Kerry Young – Member, Brian Jefferds – Member, William Albrecht – Member, Pat Collette – Member, Clarke Oatman – Member, Lee Shimel – Zoning Enforcement Officer, and Morgan Melancon – Secretary to Planning and Zoning. Additionally, Stephen Gracey, Wesley Eisenhauer, and Jessica Jenack via telephone, were in attendance.

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### Acceptance of Minutes

The minutes from the regular meeting on May 2, 2024, were reviewed by the Board members and a motion to accept the minutes as drafted was made by Member Moran and seconded by Member Oatman. 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 Albrecht:	<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 Oatman:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Abstain <input 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.

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### Correspondence and Communication

Chairperson Biondolillo asked if there was anyone who was not on the agenda that wished to address the Board. There was no response. Chairperson Biondolillo asked Ms. Melancon if there was any correspondence to which she replied there was none.

**Public Hearing @ 6:30 PM for a 2-Lot Minor Subdivision Application for Kathleen Eisenhauer** – proposal is to subdivide an existing 5.74-acre parcel into 2 lots: Lot 1 = 3.87 acres and the remaining Lot 2 = 1.87 acres, located at 23795 Woodland Drive, tax parcel #74.16-2-11.62.

Chairperson Biondolillo asked the Board to review the Revised Preliminary Subdivision Plat for Mrs. Eisenhauer. Mr. Gracey was in attendance as the representative and gave a brief presentation.

Chairperson Biondolillo opened the Public Hearing at 6:35 PM and Secretary Melancon read the hearing notice as published in the Watertown Daily Times on May 23, 2024. Chairperson Biondolillo asked if there

were any comments from the audience. Hearing none, a motion was made by Member Oatman and seconded by Member Albrecht to close the Public Hearing at 6:36 PM. The vote went as follows:

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

The motion passed. A motion was made by Member Collette and seconded by Member Young to review and discuss the Preliminary Subdivision Plat. The vote went as follows:

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

The motion passed. Chairperson Biondolillo asked if the Board had any other comments or questions regarding the Minor Subdivision, to which the Board had none.

The plat met all the requirements with no additional changes, therefore a motion was made by Member Moran and seconded by Member Oatman to approve the Preliminary Subdivision Plat. The vote went as follows:

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

The motion passed. A motion was made by Member Albrecht and seconded by Member Jefferds to review the Final Subdivision Plat. The vote went as follows:

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

Member Oatman:  Yes  No  Abstain  Absent  
Chairperson Biondolillo:  Yes  No  Abstain  Absent

The motion passed. Since there were no changes to the Final Subdivision Plat, a motion was made by Member Jefferds and seconded by Member Moran to approve the Final Subdivision Plat. The vote went as follows:

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

The motion passed. Chairperson Biondolillo informed Mr. Gracey that he would receive an approval letter in the mail outlining the Boards decision.

**Review of Proposed Changes to Approved Site Plan for Wewer Holding** – the Board will determine whether the proposed changes to the project would require a modification to the approved Site Plan, located at 27375 US Route 11, tax parcel #65.09-1-15.21.

Due to the number of changes, the Board felt that a Site Plan Modification was warranted. A motion was made by Member Albrecht and seconded by Member Young to determine that the proposed changes were significant, and the project would require a Site Plan Modification. The vote went as follows:

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

The motion passed.

**Update on the National Grid Transmission Project**, from the proposed North Watertown Substation located on the North side of US Route 12 in the Town of Brownville to the company’s existing Indian River Substation located east of Rogers Road in the Town of LeRay.

Chairperson Biondolillo addressed the Board regarding a letter from the Town of Brownville Planning Board, which was received that day. The letter requested that the Town of Brownville be designated as the Lead Agency for the State Environmental Quality Review (SEQR) process of a new National Grid Transmission Line project. The project would span approximately 9.5 miles, impacting the towns of Brownville, Pamela, and LeRay. Along with the letter, Part 1 of the Full Environmental Assessment Form (FEAF) was distributed to the Board members for review.

Mrs. Jenack stated that National Grid planned to install a substation in the Town of Brownville and to expand an existing substation in the Town of LeRay. The Town of Pamela had tentatively agreed to provide 11 to 15 acres for marshaling poles and storing equipment. It was noted that the project had been described as urgent due to potential financial jeopardy if delayed.

The Board expressed their concerns regarding the lack of complete project information received to date, including a lack of detailed site plans, an application, and environmental impact reports, particularly regarding local endangered species and wetlands. Given the scope of the project, the Board felt it was imperative to review all the documents comprehensively to make an informed decision. Mrs. Jenack reminded the Board that they had 30 days to respond to the request from the day the letter was received, on June 3, 2023.

Mrs. Jenack discussed her consultation with the Town Attorney, Mr. Burrows. He suggested that if the Board was to offer support for The Town of Brownville’s request to act as Lead Agency, they should condition that the Town of LeRay Planning Board be included in all related correspondence.

After a thorough discussion, a motion was made by Member Jefferds and seconded by Member Oatman that the Town of LeRay Planning Board does not oppose the Town of Brownville’s request to serve as Lead Agency for the National Grid Transmission Project. However, the Board requires additional information about the project before granting our concurrence, and stipulates the following conditions for approval:

- Inclusion of the Town of LeRay in all lead agency correspondence.
- Receipt of any and all correspondence from the State Historic Preservation Office (SHPO), Department of Environmental Conservation (DEC), Army Corps of Engineers (ACE), and Fish and Wildlife Service (FWS).
- Updates to the SEQR form to accurately reflect the interests and concerns of the Town of LeRay.
- The LeRay Town Engineer will not sign off on the Municipal Separate Storm Sewer Systems (MS4) acceptance form until the SEQR process is completed to his satisfaction.

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 Albrecht:	<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 Oatman:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Abstain <input 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.

## Adjournment

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A motion was made by Member Young and seconded by Chairperson Biondolillo to adjourn the meeting at 7:18 PM. The vote went as follows:

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

The motion passed.