

Town of LeRay

Planning Board – Special Meeting Minutes

February 22, 2024

Call to Order

On February 22, 2024, the LeRay Planning Board held a Special Meeting in the Conference Room of the Town of LeRay Municipal Building. The meeting was called to order at 6:43 PM by Chairperson Biondolillo who led the room in the Pledge of Allegiance.

Open Regular Meeting

In attendance: Deborah Biondolillo – Chairperson, Tom Moran – Member, Kerry Young – Member, Pat Collette – Member, Lee Shimel – Zoning Enforcement Officer, and Morgan Melancon – Secretary to Planning and Zoning were in attendance. Mike Altieri – Town Engineer was in attendance. Additionally, Justin Salter, Matt Cervini, Ryan McCune, Samuel Biondolillo, Shane Chartrand, Rebecca Wewer, Timothy Wewer, and Jay Wewer were in attendance. Member Clarke Oatman, Member Brian Jefferds, and Member William Albrecht were absent. Jessica Jenack – Community Development Coordinator was absent.

Correspondence and Communication

Chairperson Biondolillo asked if anyone not on the agenda 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.

Final Approval for a Site Plan Application for Wewer Holding, Inc. – proposal is to construct a new +/- 10,000 SF office building located on the corner of Waddingham Road and US Route 11, tax parcel #65.09-1-15.21.

Chairperson Biondolillo asked the Board to review the Revised Final Site Plan for Wewer Holding, Inc. Mrs. Wewer presented the Developer Agreement, which was notarized by Ms. Melancon, along with the necessary payment. Mr. Cervini was in attendance as the representative and gave a brief presentation.

During the discussion, the Town of LeRay Water Extension project was addressed. Mrs. Wewer was assured that their project would receive water services. The timeline for the project was outlined, with a need for water and sewer services by September 2024. Chairperson Biondolillo advised Mrs. Wewer that she would need to fill out the Water and Sewer Application for the new hookup, available at the Town Clerk's office. Mr. Altieri recommended applying for the application by May to initiate the process. Mike Altieri confirmed that all engineering comments had been addressed.

A motion was made by Member Collette and seconded by Member Young to review and discuss the Revised Final Site Plan. 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 type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Abstain <input checked="" 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 type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Abstain <input checked="" type="checkbox"/> Absent
Member Oatman:	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Abstain <input checked="" type="checkbox"/> Absent

Chairperson Biondolillo: Yes No Abstain Absent

The motion passed. In reviewing the Site Plan, the Board had the following questions/comments to be addressed on the Final Site Plan:

1. The Developer Agreement needs to be executed and paid for. The payment needs to be separate from any other fees.
2. The Stormwater Maintenance Agreement needs to be signed and executed.
3. An approximate construction schedule needs to be provided (an estimate of the date will work).
4. Please file a Notice of Intent for the Stormwater Pollution Prevention Plan (SWPPP) with the NYS Department of Conservation.
5. The easement for the waterline will need to reflect 20 feet.
6. Per the SWPPP, typically a mailbox is provided for documents.

Chairperson Biondolillo confirmed that all questions and comments had been addressed. She also noted that both a Driveway Permit Application and a Public Water Easement Application had been provided.

A motion was made by Member Moran and seconded by Member Collette to act as Lead Agency to conduct the environmental review for the Unlisted Action. 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. Mrs. Jenack had prepared Part 2 of the Short Environmental Assessment Form for the Boards review. 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 Young and seconded Member Collette. 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. Chairperson Biondolillo asked if the Board had any further comments or questions. Hearing none, a motion to approve the Final Site Plan was made by Member Young and seconded by Member Collette. 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. Chairperson Biondolillo informed Mr. Cervini and Mrs. Wewer that he would receive a Final Approval letter in the mail. Additionally, upon request from Mrs. Wewer, Ms. Melancon would email a copy of the project documents, including a copy of the signed Developer Agreement and the SEQR documents.

Review of Proposed Changes to Approved Site Plan for Jenkins Road Solar – the Board will determine whether the proposed changes to the project would require a modification to the approved Site Plan, located at 25325 County Route 16, tax parcel #54.19-2-22.13.

Chairperson Biondolillo asked the Board to review the proposed changes for the Jenkins Road Solar project. Mr. McCune was in attendance as the representative and gave a brief presentation. He explained that the project would now utilize larger panels due to the previous modules not meeting wind and snow testing standards. Additionally, the new proposal would reduce the overall linear footage of the project. Mr. McCune assured the Board that aside from interior panel movement, there would be no further alterations, with fencing remaining unchanged.

Chairperson Biondolillo asked if the Board had any further comments or questions. Member Collette asked if the amount of disturbed land would remain the same. Mr. McCune clarified that while on paper the amount may appear unchanged, in practice, there would be a reduction.

A motion was made by Member Collette and seconded by Member Moran that the proposed changes were not significant and that it would not 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 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. Chairperson Biondolillo informed Mr. McCune that he would receive a letter in the mail outlining the Boards decision.

Adjournment

A motion was made by Member Young and seconded by Member Moran to adjourn the meeting at 7:09 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 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.