

Town of LeRay

Planning Board Work Session Minutes

July 10, 2025

CALL TO ORDER

On July 10, 2025, the Town of 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

Member Oatman:	☒ Present ☐ Absent
Member Collette:	☒ Present ☐ Absent
Member Meeks:	☒ Present ☐ Absent
Member Moran:	☒ Present ☐ Absent
Member Young:	☒ Present ☐ Absent
Member Jefferds:	☒ Present ☐ Absent
Chairperson Biondolillo:	☒ Present ☐ Absent

Additionally, Lee Shimel – Zoning Enforcement Officer, Morgan Melançon – Secretary to Planning and Zoning, Leland Carpenter – Town Supervisor, and Howard Lyndaker were in attendance.

ACCEPTANCE OF WORK SESSION MINUTES

The Work Session Minutes, from the June 5, 2025 meeting, were reviewed by the Board. A motion to accept the Work Session Minutes as drafted was made by Member Young and seconded by Member Collette. The vote went as follows:

Member Oatman:	☒ Yes ☐ No ☐ Abstain ☐ Recuse ☐ Absent
Member Collette:	☒ Yes ☐ No ☐ Abstain ☐ Recuse ☐ Absent
Member Meeks:	☒ Yes ☐ No ☐ Abstain ☐ Recuse ☐ Absent
Member Moran:	☒ Yes ☐ No ☐ Abstain ☐ Recuse ☐ Absent
Member Young:	☒ Yes ☐ No ☐ Abstain ☐ Recuse ☐ Absent
Member Jefferds:	☒ Yes ☐ No ☐ Abstain ☐ Recuse ☐ Absent
Chairperson Biondolillo:	☒ Yes ☐ No ☐ Abstain ☐ Recuse ☐ Absent

The motion passed.

WORK SESSION

1. 2-Lot Minor Subdivision Application for Robert Gracey, located along Porter Road, tax parcel #75.13-1-3.

Mr. Gracey submitted an application for a 2-lot minor subdivision to separate the wooded portion of the parcel (proposed Lot 1) from the remaining tillable lands. No development was proposed as part of the application.

It was noted that the Plat Map submitted for this subdivision was the same map used for the Lot Line Adjustment approved at the June 5, 2025 meeting for Moris and Patricia Porter. Upon approval of Mr. Gracey's subdivision, the Plat Map was to be signed to reflect both projects.

2. 2-Lot Minor Subdivision Application for Michael Gracey, located at 23874 Gracey Road, tax parcel #75.00-1-14.3.

The proposal was to separate the existing house from the remaining lands, creating proposed Lot 1. The application was straightforward and met all requirements of the Town's zoning regulations. No additional discussion took place.

3. 2-Lot Minor Subdivision Application for Joseph Converse, located at 26109 Cottontail Drive, tax parcel #74.16-2-3.11.

The proposal was to subdivide the parcel into two lots, with proposed Lot 1 to be sold and used for residential purposes. Upon approval of the subdivision, Mr. Converse planned to combine by deed tax parcel #74.16-2-3.8 and tax parcel #74.16-2-3.13 with the newly created Lot 1.

4. Site Plan Application for Burnman, LLC, located at 27117/119 NYS Route 3, tax parcel #75.17-1-18.2.

The Board reviewed the revised Site Plan application and the rough sketch of the building's interior layout that had been provided. It was agreed that the interior layout did not need to be depicted on the Site Plans, as interior compliance fell under the jurisdiction of the Jefferson County Code Enforcement Office.

Mr. Burnham had provided written confirmation addressing the conditions imposed during the original approval granted on June 1, 2023. The Board reviewed the letter and expressed a desire for clarification regarding the location of the fuel pump emergency shut-offs, both inside and outside the building. It was noted that enforcement of the emergency shut-off requirements would fall under the authority of County Code Enforcement.

Member Young asked if Mr. Burnham had been cited for performing work without a permit. Mr. Shimel clarified that Mr. Burnham had received a Consent Order from the New York State Department of Environmental Conservation (DEC), allowing him to bring the fuel tanks into compliance by a specified date. Mr. Shimel stated that he had driven by the project site and observed that all work appeared to have stopped.

5. Site Plan Application for Calcium Fire Department, located at 24882 Stalder Road, tax parcel #74.12-1-19.

Town staff had recently met with the Fire Department to discuss the status of the project and determine how to move forward. The Town's primary concern remained the proposed development's proximity to the Town's A-Site wellhead.

The consensus had been to wait for the results of the hydrogeologist's review. If the findings were favorable and the Town's engineers were able to develop a plan that addressed the Board's concerns,

the project could move forward for further consideration. If the findings were unfavorable, the Board would need to evaluate their options moving forward.

6. Lot Line Adjustment Application for Sherri Wolfe, located at 29624 Martin Road North, tax parcel #55.00-1-28.11.

The proposal would result in the increase of Mr. Barne's property by 0.85 acres, creating a triangular parcel.

7. Lot Line Adjustment Application for Frank Gerlack, located at 26732 NYS Route 342, tax parcel #75.05-1-52.

The proposal involved two adjacent parcels under Mr. Gerlack's ownership. Both parcels were non-conforming due to insufficient road frontage. The proposed adjustment would shift the shared boundary line in a manner that would result in Tax Parcel #75.05-1-53 meeting the required frontage and becoming a conforming lot under the Town's Zoning Law.

8. 2-Lot Minor Subdivision Application for Peter & Marjorie Marshall, located at 25788 Pink Schoolhouse Road, tax parcel #44.00-3-22.4.

The application was straightforward and met all the requirements of the Town's zoning regulations. No additional discussion took place.

9. 2 Lot Minor Subdivision Application for Feng Qi Realty, LLC, located along Herrick Drive, tax parcel #64.20-1-38.

The proposal was to divide the parcel into two lots, with Lot 2A intended for future development. Chairperson Biondolillo noted that wetlands were present on proposed Lot 2B and that a stamped Plat would be required.

REPORT FROM THE ZONING ENFORCEMENT OFFICER

Wewer Holding, LLC: The ongoing court case involving Wewer Holding, LLC had been adjourned again. The Wewers had been notified of all SWPPP (Stormwater Pollution Prevention Plan) inspection reports and remained under active Stop Work Orders issued by both the Town and Jefferson County. Required corrective actions—such as the installation of new silt fencing and covering of drainage tiles between settling ponds—had not yet been completed.

Hazard Mitigation Plan: Mr. Shimel reported that he had continued work with Jefferson County on the Hazard Mitigation Plan over the past two years to identify areas of the Town most vulnerable to natural disasters. Once adopted, the plan would enable the Town to apply for FEMA funding in emergency situations.

EV Charging Stations – Precision Wash: EV charging stations had been installed at the Precision Wash facility on US Route 11 without the required permits. The property owner would be required to bring the installation into compliance with local regulations.

DG LeRay Solar: The Town was awaiting submission of a revised Decommissioning Plan from DG LeRay Solar.

Pivot Energy Solar: The SWPPP proposal submitted by Pivot Energy was under review and pending approval by Town Attorney Mr. Altieri.

7-Eleven, Inc: A hydrogeological assessment of the site had been completed and a Teams meeting had been scheduled for Monday at noon to review the findings. The developer received confirmation from the hydrogeologist that there would be no impact on the well. It was noted that a Developer Agreement would be required for the project as well.

Emerging Battery Technology: Mr. Shimel briefly mentioned that new lithium battery technology was under development, including sulfide-based batteries charged with nitrogen. These batteries were reported to have faster charge times and increased vehicle mileage range.

Flagpole Approval – Approval had been granted for the installation of a flagpole at the housing project located at US Route 11 and NYS Route 342. Per Town Code, flagpole height was permitted up to the maximum height of a building.

ADJOURNMENT

A motion to adjourn the work session was made by Member Jefferds and seconded by Member Collette. The vote went as follows:

Member Oatman:	☒ Yes ☐ No ☐ Abstain ☐ Recuse ☐ Absent
Member Collette:	☒ Yes ☐ No ☐ Abstain ☐ Recuse ☐ Absent
Member Meeks:	☒ Yes ☐ No ☐ Abstain ☐ Recuse ☐ Absent
Member Moran:	☒ Yes ☐ No ☐ Abstain ☐ Recuse ☐ Absent
Member Young:	☒ Yes ☐ No ☐ Abstain ☐ Recuse ☐ Absent
Member Jefferds:	☒ Yes ☐ No ☐ Abstain ☐ Recuse ☐ Absent
Chairperson Biondolillo:	☒ Yes ☐ No ☐ Abstain ☐ Recuse ☐ Absent

The motion passed and the meeting adjourned at 6:24 PM.

Respectfully submitted,
Morgan R. Melançon
Morgan R. Melançon
Secretary to Planning and Zoning