

# Town of LeRay

## Planning Board – Work Session

March 7, 2024

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### Call to Order

The March 7, 2024 Work Session portion of the LeRay Planning Board meeting took place in the Town of LeRay Conference Room. The meeting was called to order by Chairperson Biondolillo at 6:02 PM.

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### Roll Call

In attendance: Deborah Biondolillo – Chairperson, Kerry Young – Member, Brian Jefferds – Member, William Albrecht – Member, Pat Collette – Member, Jessica Jenack via telephone – Community Development Coordinator, Morgan Melancon – Secretary to Planning and Zoning, and Leland Carpenter – Town Supervisor, were in attendance. Additionally, Samuel Biondolillo was in attendance. Member Clarke Oatman and Member Tom Moran were absent. Lee Shimel – Zoning Enforcement Officer was absent.

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### Acceptance of Work Session Minutes

The February 1, 2024 Work Session minutes were reviewed by the Board members. A motion to accept the minutes as drafted was made by Member Young and seconded by Member Jefferds. The vote went as follows:

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

The February 22, 2024 Special Meeting Work Session minutes were reviewed by the Board members. A motion to accept the minutes as drafted was made by Member Collette and seconded by Member Young. The vote went as follows:

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

**Public Hearing @ 6:30 PM for a 5-Lot Major Subdivision Application for Frank and Marchelle Gerlack, located at 24845 Sanford Corners Road, tax parcel #74.12-1-47.1.**

Chairperson Biondolillo stated that the cone of influence was added to the Plat Map as requested. The Development Authority of the North Country (DANC) had been plowing the driveway for access to the well site. Mr. Gracey provided wording on the Plat Map titled "Private Right of Way Note", potentially eliminating the necessity for a Road Maintenance Agreement for some projects. Chairperson Biondolillo said the Board could approve the subdivision on the condition that the agreement was completed, should the note's wording be deemed unsatisfactory. After discussion, Mrs. Jenack and Chairperson Biondolillo concurred that the proposed wording would suffice in place of a Road Maintenance Agreement.

**Sketch Review of a 4-Lot Minor Subdivision Application for Michael Wendt, located at 32466/32478 County Route 18, 45.00-3-7.3.**

Chairperson Biondolillo said the Highway Superintendent, Daniel Young, had inspected the property earlier that day. He reported that only a portion of the looped driveway fell within the property lines, and the remainder was on an adjacent property owned by Champion Enterprises of Connecticut, LLC. It was noted that, according to the Town of LeRay's code, a shared or common driveway serving more than three (3) residential lots was defined as a "road" and must be built to Town's specifications.

Chairperson Biondolillo stated that at the regular meeting to follow, she would ask Mr. Gracey if they intended to obtain a driveway permit for Lot 1D. The well on Lot 1A currently serves both lots 1A and 1B. The owner had been informed that, should the parcels be used as separate residences, a new well would need to be drilled for any of the newly created lots to comply with regulations.

Chairperson Biondolillo stated that Mr. Gracey had detailed the width of the proposed crushed stone Right of Way on the Plat Map. Board member Albrecht commented that the gravel portion appeared narrow.

**Sketch Review of a Special Use Permit and Site Plan Application for Nickles Hauling, LLC, for Motor Vehicle and Equipment Sales, Repair and Rentals, Heavy located at 26080 Eagle Ridge Road, tax parcel #64.20-1-22.21.**

Chairperson Biondolillo announced that the applicant had chosen to withdraw their project from the agenda. Therefore, the project would not be sent to the Jefferson County Planning Board. Additionally, it was noted that the fees for their other Townhouse project remained unpaid. To address this, a reminder letter would be sent to the applicants regarding their outstanding payment.

**Report from Planning Board Chairperson**

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Chairperson Biondolillo discussed Mr. Lundy's proposed LeRay Commons project. Mr. Lasell had provided a revised map depicting proposed changes made to the project which included the removal of a section of the proposed access road connecting to Herrick Drive and the adjustment of some proposed lots. Mr. Lasell inquired via email whether the changes would address the Board's previous traffic concerns regarding Herrick Drive and Johnson Road.

Mrs. Jenack was contacted from Ryan Morrison at the NYSDOT to inquire how the Planning Board deemed the right in right out onto US Route 11 as well as alignment of the driveway at Freedom Plaza.

The Board discussed leaving the right in right out on US Route 11 near the former VanDusen property. It was decided that this ingress and egress would remain. A letter would be sent to Ryan Morrison at NYS DOT to update this matter.

Chairperson Biondolillo discussed the status of Adam Kokinda’s Zone Change Application. After considerable discussion, Mr. Kokinda was possibly interested in pursuing a Use Variance for solar instead.

Next, Chairperson Biondolillo said she had received a Site Plan Modification Application from Jeff Bates, who had recently purchased the former Converse Self Storage located at 26085 NYS Route 283. A meeting with Patsy Storino was scheduled for Monday, March 11, 2024 to discuss the project details, which included adding an additional storage building and proposed new signage.

Chairperson Biondolillo informed the Board that Matt Carpenter was scheduled to present on Battery Storage Energy Systems (BESS) at the April Planning Board meeting. She said she had reviewed the Draft New York State Inter Agency Fire Safety Working Group Fire Code Recommendations concerning BESS and had some concerns. She proposed that the Board could discuss the topic in detail in the forthcoming months once all members were available to participate. Furthermore, she noted that the issue, particularly the spacing requirements for BESS, had been previously discussed at the Comprehensive Planning Committee meeting.

## **Adjournment**

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A motion to adjourn the work session at 6:22 PM was made by Member Young and seconded by Member Albrecht. The vote went as follows:

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