

# Meeting Agenda

Town of LeRay Planning Board

January 4, 2024

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The Work Session portion of the Town of LeRay Planning Board meeting will be held in person at 6:00 PM on Thursday, January 4, 2024. The regularly scheduled meeting will follow at 6:30 PM.

## The Work Session Agenda is as follows:

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1. Call to Order
2. Roll Call
3. Approval of Work Session Minutes from December 7, 2023
4. Open the Work Session
  - Public Hearing @ 6:30 PM for a 4-Lot Minor Subdivision Application for Brooke Haukaas, located at 34784/34858 Snell Road, tax parcel #44.00-3-2.1.
  - Public Hearing @ 6:30 PM for a Site Plan Application for NYC Deli Style, Inc., located at 26253 US Route 11, tax parcel #65.17-1-4.2.
  - Public Hearing @ 6:30 PM for a Special Use Permit and a Site Plan Application for Nickles Hauling, Inc., located at 26080 Eagle Ridge Road, tax parcel #64.20-1-22.1.
  - Sketch Review of a 3-Lot Minor Subdivision Application for Frank Gerlack, located along Elm Ridge Road, tax parcel #45.00-3-13.6.
  - Sketch Review of a Site Plan Application for Wewer Holding, Inc., located on the corner of Waddingham Road and US Route 11, tax parcel #65.09-1-15.21.
5. Adjourn the Work Session

## The Regular Meeting Agenda is as follows:

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1. Open the Meeting
2. Pledge of Allegiance
3. Approval of Meeting Minutes from December 7, 2023
4. Correspondence and Communication
5. Public Hearing @ 6:30 PM for a 4-Lot Minor Subdivision Application for Brooke Haukaas – proposal is to subdivide an existing 11.85-acre parcel into 4 lots: Lot 1 = 2.27 acres, Lot 2 = 1.27 acres, Lot 3 = 1.37 acres, and the remaining Lot 4 consisting of 6.94 acres will be combined by deed with tax parcel #44.00-3-1.1, located at 34784/34858 Snell Road, tax parcel #44.00-3-2.1.
6. Public Hearing @ 6:30 PM for a Site Plan Application for NYC Deli Style, Inc. – proposal is to open a deli/convenience store without gasoline sales, located at 26253 US Route 11, tax parcel #65.17-1-4.2.

7. **Public Hearing @ 6:30 PM for a Special Use Permit and a Site Plan Application for Nickles Hauling, Inc.** – proposal is to construct 6 townhomes for a total of 24 dwelling units, with individual driveways and garages with overflow parking located along each end, located at 26080 Eagle Ridge Road, tax parcel #64.20-1-22.1.
8. **Sketch Review of a Sketch Review of a 3-Lot Minor Subdivision Application for Frank Gerlack** – proposal is to subdivide an existing 6.45-acre parcel into 3 lots: Lot A = 2.15 acres, Lot B = 2.15 acres, and the remaining Lot C = 2.15 acres, located along Elm Ridge Road, tax parcel #45.00-3-13.6.
9. **Sketch Review of 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.
10. **Report from the Zoning Enforcement Officer**
11. **Report from the Planning Board Chairperson**
12. **Report from the Community Development Coordinator**
13. **Adjournment**