

# Town of LeRay

## Planning Board – Work Session

August 3, 2023

### Call to Order

The August 3, 2023, 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 6:04 PM.

### Roll Call

Board members in attendance: Deborah Biondolillo – Chairperson, Tom Moran – Member, Kerry Young – Member, Brian Jefferds – Member, Patrick Collette – Member, William Albrecht – Member, Clarke Oatman – Member, Jessica Jenack – Community Development Coordinator, Morgan Melancon – Secretary to Planning and Zoning, and Lee Shimel – Zoning Enforcement Officer. Additionally, James Reed, Matt Morgia, Liam Miller, Matt McMacken, Rob Schexnayder, and Kim Schexnayder were in attendance.

### Acceptance of Work Session Minutes – July 13, 2023

The Work Session minutes from July 13, 2023, were reviewed by the Board members. A motion to accept the minutes as drafted was made by Member Moran and seconded by Member Young.

The vote went as follows:

Member Moran:	Yes	Member Jefferds:	Yes	Member Albrecht:	Yes	Chairperson Biondolillo:	Yes
Member Young:	Yes	Member Collette:	Yes	Member Oatman:	Yes		

The motion passed.

**Public Hearing @ 6:30 PM for a Site Plan Application for Travani Construction Office**, located at 26252 NYS Route 3, tax parcel #83.08-2-50.1.

Chairperson Biondolillo said the main concern with the project was the lack of landscaping, with there being only a few shrubs and trees on each side of the property. The building was predominantly surrounded by asphalt resulting in a lack of suitable planting areas. Chairperson Biondolillo had proposed placing potted plants along the front of the building to enhance the visual appeal and meet the landscaping specifications outlined in the code.

Chairperson Biondolillo reported the following comments from the County Planning Board:

- “The County Planning Board identified that the NYS Department of Transportation should be contacted as a NYS DOT Highway Work Permit will be required for the change of use. The access to NYS Route 3 should be improved by limiting the access to a standard driveway width.
- A Jefferson County Building Permit may be required for the internal renovations with the change of use from retail to office.”

Chairperson Biondolillo stated that although the office building would most likely generate minimal traffic, the Department of Transportation (DOT) had concerns about the access to NYS Route 3. Mrs. Jenack provided information about the driveway layout, including a 50-foot-wide ingress and a 50-foot-wide egress on NYS Route 3, and a 22-foot-wide egress on Twin Oaks Drive. Mrs. Jenack said the DOT comments likely stemmed from the broad layout and that they would prefer the driveway widths to be narrower, probably 24 feet wide.

A conversation ensued among the Board members regarding the Site Plan and driveway layout, in addition to discussing the feasibility of various options to address the ingress and egress concerns. Mrs. Jenack discussed the need to establish clear circulation patterns, landscaping enhancements, and strategies to manage both ingress and egress. Member Moran proposed the removal of the egress from NYS Route 3 while retaining the egress connected

to Twin Oaks Drive, with support from the Board. Lastly, Chairperson Biondolillo stated that she had sent the Jefferson County Planning Board comments to the project engineer.

**Sketch Review of a Site Plan Modification Application for a Karate School as well as an existing office, located at 25863 NYS Route 3, tax parcel #83.08-1-71.33.**

Chairperson Biondolillo said she had made a trip to the site and noted the presence of trees in the back. Member Young inquired if the trees aligned with the ones requested during the US Care System's Site Plan review. Chairperson Biondolillo confirmed that the trees were slightly more spaced apart than indicated in the plan, but they were mature, full, and provided a buffer. Chairperson Biondolillo recalled that during the US Care System Site Plan review, the Board had asked the US Care System to plant the trees, but the owner of the adjacent house wanted to plant them instead, and then sold the house.

Chairperson Biondolillo stated that there was ample parking available. Member Young inquired as to the total number of parking spaces available to which Chairperson Biondolillo responded that there was 17 spaces, excluding those near the shrubs. Member Young recalled a previous tenant who had a bustling business, which caused parked cars to extend up and down NYS Route 3. Chairperson Biondolillo stated that she did not foresee a similar scenario, given that the establishment was a school and would have to adhere to the legal occupancy limits.

Member Young inquired if the Karate School would host tournaments, to which Chairperson Biondolillo noted the owners of the Karate School, present in the audience, had shook their heads 'no' to that sentiment. Chairperson Biondolillo said the Board could further discuss the matter with Mr. and Mrs. Schexnayder when the regular meeting started. Member Young emphasized her concern for ensuring adequate parking and addressing safety matters related to NYS Route 3.

In terms of landscaping, Chairperson Biondolillo said there were four sizable pots with trees or similar plantings in the front of the building, and Member Young commented positively on the well-maintained grounds. The presence of screening at the rear of the property was also acknowledged.

Chairperson Biondolillo stated that the maps that had been provided were not stamped, but the Board would be able to approve the project that evening with administrative approval for her to sign the stamped copies that would be dropped off the following day.

Mrs. Jenack clarified that after conversing with Mr. Shimel and Chairperson Biondolillo, they had ultimately agreed to keep the project listed under the 'Office Building' use due to the absence of specific definitions within the municipal code for establishments such as karate schools, dance studios, and gymnastic facilities. To address this, they intended to approach the Town Board regarding the potential addition of "Mixed Use Building" as a permissible use in the Residential Single-Family (R-1) zoning district. Chairperson Biondolillo said she would survey NYS Route 3 for buildings that might be suitable for mixed-use purposes.

Member Young inquired about a statement made during the July Planning Board Meeting regarding the transition of the use of the building from the US Care System to the Karate School. Chairperson Biondolillo explained that she had previously assumed this to be the case, but it was clarified that both businesses would be sharing the same building.

**Review of a Lot Line Adjustment Application for Neal and Audrey Ryor, located at 25363 Plank Road, tax parcel #75.00-1-94.**

Chairperson Biondolillo said the Ryor's would add a 0.07-acre strip of their property to the neighboring Fargo's property. This would correct the issue with the Fargo's well location, which was located on the Ryor's property.

Chairperson Biondolillo said a representative from Aldi's was there to discuss the proposal to replace the fencing in front of the store. Furthermore, Chairperson Biondolillo informed the Board that she had correspondence with Christopher Georgiadis, the Project Developer for NextEra, concerning the DG Solar project. Mr. Georgiadis had informed her that their Break in Access (BIA) on NYS Route 11 had been approved. Since the BIA was complete, DG Solar could be looking at less than six (6) months until the full DOT approval, following receipt of the Commercial Highway Work Permit. DG Solar wanted to make sure they were in contact with the Town regarding the next steps.

Lastly, Chairperson Biondolillo informed the Board that she had explained her concerns to Mr. Georgiadis regarding the recent solar farm fire in the Town of Lyme. Mr. Georgiadis noted in his correspondence that the incident was triggered by the energy storage components of the solar project and explained that their project did not contemplate energy storage.

## Adjournment

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A motion to adjourn the work session at 6:26 PM was made by Member Young and seconded by Member Moran.

The vote went as follows:

Member Moran:	Yes	Member Jefferds:	Yes	Member Albrecht:	Yes	Chairperson Biondolillo:	Yes
Member Young:	Yes	Member Collette:	Yes	Member Oatman:	Yes		

The motion passed.