

Meeting Agenda

Town of LeRay Planning Board

December 5, 2024

The Work Session portion of the Town of LeRay Planning Board meeting will be held in person at 6:00 PM on Thursday, December 5, 2024. The regularly scheduled meeting will follow at 6:30 PM.

THE WORK SESSION AGENDA IS AS FOLLOWS:

1. **Call to Order**
2. **Roll Call**
3. **Approval of Work Session Minutes from November 7, 2024**
4. **Open the Work Session**
 - **Public Hearing @ 6:30 PM for a 3-Lot Minor Subdivision Application for Tamra Delaney**, located along Elm Ridge Road, tax parcel #45.00-3-31.31.
 - **Public Hearing @ 6:30 PM for a Site Plan Application for Jessie's Pet Spa**, located at 46247 NYS Route 283, tax parcel #74.16-2-5.
 - **Public Hearing @ 6:30 PM for a Site Plan Application for Pick N' Go**, located at 26437 Keyser Road, tax parcel #54.00-3-5.3.
 - **Sketch Review of a Site Plan Modification Application for 7-Eleven**, located at 25744 US Route 11, tax parcel #65.17-1-24.2.
 - **Sketch Review of a 2-Lot Subdivision Application for Luke Martin**, located at 32693 Schell Road, tax parcel #44.00-3-23.
 - **Review of a Site Plan Application for the Calcium Fire Department**, located at 24882 Stalder Road, tax parcel #74.12-1-19.
5. **Adjourn the Work Session**

THE REGULAR MEETING AGENDA IS AS FOLLOWS:

1. **Open the Meeting**
2. **Pledge of Allegiance**
3. **Approval of Meeting Minutes from November 7, 2024**
4. **Correspondence and Communication**
5. **Public Hearing @ 6:30 PM for a 3-Lot Minor Subdivision Application for Tamra Delaney** – proposal is to subdivide an existing 19.9-acre parcel into 3 lots: Lot 1 = 7.0 acres, Lot 2 = 7.0 acres, and the remaining Lot 3 = 5.9 acres, located along Elm Ridge Road, tax parcel #45.00-3-31.31.

6. **Public Hearing @ 6:30 PM for a Site Plan Application for Jessie's Pet Spa** – proposal is to construct a new 24' x 75' wood structure, concrete floor building for dog grooming, and three fenced dog runs in the rear of the existing building, located at 46247 NYS Route 283, tax parcel #74.16-2-5.
7. **Public Hearing @ 6:30 PM for a Site Plan Application for Joranco, LLC** – proposal is to change the use of the existing building from a stone quarry (mining operation) to a mixed-use commercial development. The existing pre-engineered steel building would become the primary business location for Pick N Go Property Waste Services, located at 26437 Keyser Road, tax parcel #54.00-3-5.3.
8. **Sketch Review of a Site Plan Modification Application for 7-Eleven** – proposal is to install parking bollards at the exterior of the existing building, located at 25744 US Route 11, tax parcel #65.17-1-24.2.
9. **Sketch Review of a 2-Lot Subdivision Application for Luke Martin** – proposal is to subdivide an existing 414.40-acre parcel into 2 lots: Lot 1 = 20.37 acres, and the remaining Lot 2 = 394.03 acres, located at 32693 Schell Road, tax parcel #44.00-3-23.
10. **Review of a Site Plan Application for the Calcium Fire Department** – proposal is to construct a 13,650 SF Fire Department building and associated site improvements including asphalt perimeter access drive and parking areas, concrete walks, grading, site lighting and landscaping, located at 24882 Stalder Road, tax parcel #74.12-1-19.
11. **Review of Battery Energy Storage**
12. **Report from the Zoning Enforcement Officer**
13. **Report from the Planning Board Chairperson**
14. **Adjournment**