

Town of LeRay

Planning Board - Minutes

September 7, 2023

Call to Order

On September 7, 2023, the LeRay Planning Board held their regular monthly meeting in the Conference Room of the Town of LeRay Municipal Building. The meeting was called to order at 6:30 PM by Chairperson Biondolillo who led the room in the Pledge of Allegiance.

Open Regular Meeting

Board members in attendance: Deborah Biondolillo – Chairperson, Tom Moran – Member, Kerry Young – Member, Brian Jefferds – Member, William Albrecht – Member, Clarke Oatman – Member, Jessica Jenack – Community Development Coordinator, Morgan Melancon – Secretary to Planning and Zoning, and Lee Shimmel – Zoning Enforcement Officer. Additionally, Stephen Gracey was present. Member Pat Collette was absent.

Acceptance of Minutes – September 7, 2023

The minutes from the regular meeting on September 7, 2023, were reviewed by the Board members. A motion to accept the minutes as drafted was made by Member Young and seconded by Member Oatman.

The vote went as follows:					
Member Moran:	Yes	Member Jefferds:	Yes	Member Oatman:	Yes
Member Young:	Yes	Member Albrecht:	Yes	Chairperson Biondolillo:	Yes
The motion passed.					

Correspondence and Communication

Chairperson Biondolillo asked if there was anyone who was not on the agenda that wished to address the Board. There was no response. Chairperson Biondolillo asked Ms. Melancon if there was any correspondence to which she replied there was none.

Sketch Review of a 2-Lot Minor Subdivision Application for Thirty One Development, LLC – proposal is to subdivide an existing 91.01-acre parcel into 2 lots: Lot 1 = 4.28 acres and the remaining Lot 2 will be 86.73 acres, located at 26381/385 US Route 11, tax parcel #65.00-1-54.1.

Chairperson Biondolillo asked the Board to review the Sketch Subdivision Plat for Thirty One Development, LLC. Mr. Gracey was in attendance as the representative and gave a brief presentation. Chairperson Biondolillo discussed her concerns over the potential placement of the driveway during future development. Mr. Gracey informed the Board that Thirty One Development had closed on the property and he would provide revised maps with the updated deed reference for the next meeting. Chairperson Biondolillo asked the Board if they had any other comments or questions. The Board had none.

The Board determined that the Plat Map met all the requirements for Preliminary Review. Mrs. Jenack had prepared Part 2 of the Short Environmental Assessment Form for the Boards review. A motion was made by Member Moran and seconded by Member Jefferds to act as Lead Agency to conduct the environmental review for the Unlisted Action.

The vote went as follows:					
Member Moran:	Yes	Member Jefferds:	Yes	Member Oatman:	Yes
Member Young:	Yes	Member Albrecht:	Yes	Chairperson Biondolillo:	Yes
The motion passed.					

Based on a review of the information and analysis, the Board determined that the proposed action would not result in any significant adverse environmental impacts. A motion to declare a Negative Declaration was made by Member Young and seconded by Member Albrecht.

The vote went as follows:					
Member Moran:	Yes	Member Jefferds:	Yes	Member Oatman:	Yes
Member Young:	Yes	Member Albrecht:	Yes	Chairperson Biondolillo:	Yes
The motion passed.					

The Board determined that the Preliminary Subdivision Application was complete. A motion was made by Member Oatman and seconded by Member Moran to deem the Preliminary Subdivision Application as complete.

The vote went as follows:					
Member Moran:	Yes	Member Jefferds:	Yes	Member Oatman:	Yes
Member Young:	Yes	Member Albrecht:	Yes	Chairperson Biondolillo:	Yes
The motion passed.					

A motion to set a Public Hearing for the October 5, 2023 meeting at 6:30 PM was made by Member Jefferds and seconded by Member Albrecht.

The vote went as follows:					
Member Moran:	Yes	Member Jefferds:	Yes	Member Oatman:	Yes
Member Young:	Yes	Member Albrecht:	Yes	Chairperson Biondolillo:	Yes
The motion passed.					

Chairperson Biondolillo informed Mr. Gracey that he would need to provide 3 copies of the revised Subdivision Plat Map no later than September 22, 2023, at noon. Additionally, she informed him that he would receive a letter in the mail outlining the upcoming Public Hearing details.

Sketch Review of a 2-Lot Minor Subdivision Application for Daniel and Suanne Slate – proposal is to subdivide an existing 3.81-acre parcel into 2 lots: Lot 3A = 1.87 acres and the remaining Lot 3B will be 1.94 acres, located at 26513 Alverson Road, tax parcel #44.00-3-30.23.

Chairperson Biondolillo asked the Board to review the Sketch Subdivision Plat for Daniel and Suanne Slate. Mr. Gracey was in attendance as the representative and gave a brief presentation. Chairperson Biondolillo asked that Mr. Gracey add a turnaround at the end of the private road by Lot 3B. Chairperson Biondolillo asked the Board if they had any other comments or questions. The Board had none.

The Board determined that the Plat Map met all the requirements for Preliminary Review. Mrs. Jenack had prepared Part 2 of the Short Environmental Assessment Form for the Boards review. A motion was made by Member Oatman and seconded by Member Moran to act as Lead Agency to conduct the environmental review for the Unlisted Action.

The vote went as follows:					
Member Moran:	Yes	Member Jefferds:	Yes	Member Oatman:	Yes
Member Young:	Yes	Member Albrecht:	Yes	Chairperson Biondolillo:	Yes
The motion passed.					

Based on a review of the information and analysis, the Board determined that the proposed action would not result in any significant adverse environmental impacts. A motion to declare a Negative Declaration was made by Member Jefferds and seconded by Member Moran.

The vote went as follows:					
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Member Moran:	Yes	Member Jefferds:	Yes	Member Oatman:	Yes
Member Young:	Yes	Member Albrecht:	Yes	Chairperson Biondolillo:	Yes
The motion passed.					

The Board determined that the Preliminary Subdivision Application was complete. A motion was made by Member Young and seconded by Member Albrecht to deem the Preliminary Subdivision Application as complete.

The vote went as follows:					
Member Moran:	Yes	Member Jefferds:	Yes	Member Oatman:	Yes
Member Young:	Yes	Member Albrecht:	Yes	Chairperson Biondolillo:	Yes
The motion passed.					

A motion to set a Public Hearing for the October 5, 2023 meeting at 6:30 PM was made by Member Moran and seconded by Member Jefferds.

The vote went as follows:					
Member Moran:	Yes	Member Jefferds:	Yes	Member Oatman:	Yes
Member Young:	Yes	Member Albrecht:	Yes	Chairperson Biondolillo:	Yes
The motion passed.					

Chairperson Biondolillo informed Mr. Gracey that he would need to provide 3 copies of the revised Subdivision Plat Map no later than September 22, 2023, at noon. Additionally, she informed him that he would receive a letter in the mail outlining the upcoming Public Hearing details.

Sketch Review of a 2-Lot Minor Subdivision Application for Dylon Dusharm – proposal is to subdivide an existing 45.2-acre parcel into 2 lots: Lot 1 = 26.3 acres and the remaining Lot 2 will be 13.3 acres in the village of Evans Mills and 5.1 acres in the Town of LeRay, located at 28487 Martin Road North, tax parcel #55.00-1-40.3.

Chairperson Biondolillo asked the Board to review the Sketch Subdivision Plat for Dylon Dusharm. Mr. Gracey was in attendance as the representative and gave a brief presentation. Mr. Gracey said Mr. Dusharm was planning to purchase the property from Mr. Young, the owner, to use as hunting land. Chairperson Biondolillo noted that the property was located within a 100-year floodplain. Mr. Gracey concurred and said there were no plans to build on the property outside of the driveway. Chairperson Biondolillo asked the Board if they had any other comments or questions. The Board had none.

The Board determined that the Plat Map met all the requirements for Preliminary Review. Mrs. Jenack had prepared Part 2 of the Short Environmental Assessment Form for the Boards review. A motion was made by Member Moran and seconded by Member Oatman to act as Lead Agency to conduct the environmental review for the Unlisted Action.

The vote went as follows:					
Member Moran:	Yes	Member Jefferds:	Yes	Member Oatman:	Yes
Member Young:	Abstain	Member Albrecht:	Yes	Chairperson Biondolillo:	Yes
The motion passed.					

Based on a review of the information and analysis, the Board determined that the proposed action would not result in any significant adverse environmental impacts. A motion to declare a Negative Declaration was made by Member Oatman and seconded by Member Moran.

The vote went as follows:					
Member Moran:	Yes	Member Jefferds:	Yes	Member Oatman:	Yes
Member Young:	Abstain	Member Albrecht:	Yes	Chairperson Biondolillo:	Yes
The motion passed.					

The Board determined that the Preliminary Subdivision Application was complete. A motion was made by Member Jefferds and seconded by Member Oatman to deem the Preliminary Subdivision Application as complete.

The vote went as follows:					
Member Moran:	Yes	Member Jefferds:	Yes	Member Oatman:	Yes
Member Young:	Abstain	Member Albrecht:	Yes	Chairperson Biondolillo:	Yes
The motion passed.					

A motion to set a Public Hearing for the October 5, 2023 meeting at 6:30 PM was made by Member Albrecht and seconded by Member Moran.

The vote went as follows:					
Member Moran:	Yes	Member Jefferds:	Yes	Member Oatman:	Yes
Member Young:	Abstain	Member Albrecht:	Yes	Chairperson Biondolillo:	Yes
The motion passed.					

Chairperson Biondolillo informed Mr. Gracey that he would receive a letter in the mail outlining the upcoming Public Hearing details.

Adjournment

A motion was made by Member Young and seconded by Member Jefferds to adjourn the meeting at 6:43 PM.

The vote went as follows:					
Member Moran:	Yes	Member Jefferds:	Yes	Member Oatman:	Yes
Member Young:	Yes	Member Albrecht:	Yes	Chairperson Biondolillo:	Yes
The motion passed.					