

Town of LeRay

Planning Board – Work Session

August 1, 2024

Call to Order

The August 1, 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 6:00 PM.

Roll Call

In attendance: Deborah Biondolillo – Chairperson, Brian Jefferds – Member, Patrick Collette – Member, William Albrecht – Member, Thomas Moran – Member, Kerry Young – Member, Lee Shimel – Zoning Enforcement Officer, Jessica Jenack via telephone – Community Development Coordinator, Morgan Melancon – Secretary to Planning and Zoning, and Leland Carpenter – Town Supervisor.

Acceptance of Work Session Minutes

The July 11, 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 Moran. The vote went as follows:

Member Jefferds:	<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 Albrecht:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Abstain	<input type="checkbox"/> Absent
Member Moran:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Abstain	<input type="checkbox"/> Absent
Member Young:	<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 Felix Velazquez – proposal is to subdivide an existing 15.45-acre parcel into 5 lots: Lot 1 = 1.90 acres, Lot 2 = 1.02 acres, Lot 3 = 1.01 acres, Lot 4 = 0.82 acres, and the remaining Lot 5 = 9.85 acres, located at 27662 US Route 11, tax parcel #65.09-1-2.

Chairperson Biondolillo said Mr. Velazquez planned to develop lots 3 and 5, with plans to sell lot 5. He would need to obtain the necessary water and sewer easements as needed through the Town, and a New York State Department of Transportation (NYSDOT) Driveway Permit. Lastly, he had been notified that the shed would need to be relocated prior to the sale of the property.

Public Hearing @ 6:30 PM for a 2-Lot Minor Subdivision Application for Justin Davis – proposal is to subdivide an existing 4.14-acre parcel into 2 lots: Lot 1 = 2.07 acres, and the remaining Lot 2 = 2.07 acres, located along Keyser Road, tax parcel #54.00-3-7.323.

Chairperson Biondolillo said neighboring property owners, Brandi Osorio and Cory Elder, had provided written comments expressing concerns about existing flooding issues, which could be worsened by

construction on the new lots. Photos accompanying Mr. Elder's letter illustrated the flooding; these were distributed among the Board members for review. Mr. Shimel, alongside Highway Superintendent Mr. Young, had visited the site to assess the situation. While reviewing the photos, Mr. Shimel pinpointed their location in correlation to the Wetland Map, discussing the water flow path. He discussed the locations of the culverts and stated that there was stone in the Town's road ditch as well, with unknown origins or ownership.

Ultimately, the responsibility for addressing the flooding would fall under the Town's jurisdiction with the Municipal Separate Storm Sewer System (MS4). It was proposed that Mr. Davis amend the Plat Map to include contour lines and note that there are known flooding concerns, in addition to providing a written statement describing potential solutions to the flooding problems. Mrs. Jenack stated that a Stormwater Pollution Prevention Plan (SWPPP) would be required if more than one acre of land was disturbed during construction and would be reviewed by the Town Engineer, Mr. Altieri.

Mrs. Jenack had spoken to the Town Attorney, Mr. Burrows, who advised that the Board could conditionally approve the subdivision that evening, if they so choose. As Mr. Davis would not be present at the regular meeting, the option to keep the Public Hearing open until the next month was considered. Chairperson Biondolillo read section 135-6 (C) of the Town Code:

“The Planning Board shall, within 62 days from the date of the public hearing, approve, modify and approve or disapprove the preliminary plat, unless such period is otherwise extended by mutual consent of the owner and the Planning Board.”

The Board ultimately agreed they would close the Public Hearing and defer the final decision to the September 5, 2024 meeting.

Sketch Review of a 2-Lot Minor Subdivision Application for Scott Dalton – proposal is to subdivide an existing 5.88-acre parcel into 2 lots: Lot 1 = 2.02 acres, and the remaining Lot 2 = 3.86 acres, located at 29015 Simonet Road, tax parcel #55.00-1-34.1.

Chairperson Biondolillo stated that there were structures on the property that fell under the the Unsafe Building Code section of the Town Law. Additionally, it was noted that a new well and septic would be required for Lot 2 if the lot was developed for residential use.

Sketch Review of a Site Plan Modification Application for the National Grid Indian River Substation – proposal is to expand the existing Indian River substation with installation of additional fencing, additional breakers, lighting, and two A-frame structures to connect to new 115 kV transmission lines that will be constructed as a part of the North Watertown – Indian River 115 kV #12 Line Transmission Project, located at 28288 Rogers Road, tax parcel #65.05-1-31.2.

Chairperson Biondolillo stated that the project involved the expansion of the fenced area, adding 14 feet to one end and 21 feet to the other end. The connecting buildings would accommodate two new lines. While the new power lines would be installed, the modification focused solely on expanding the physical infrastructure such as the fenced area and connection buildings, rather than directly involving the new power lines and poles themselves.

Adjournment

A motion to adjourn the work session at 6:29 PM was made by Member Young and seconded by Member Albrecht. The vote went as follows:

- Member Jefferds: Yes No Abstain Absent
- Member Collette: Yes No Abstain Absent
- Member Albrecht: Yes No Abstain Absent
- Member Moran: Yes No Abstain Absent
- Member Young: Yes No Abstain Absent
- Member Oatman: Yes No Abstain Absent
- Chairperson Biondolillo: Yes No Abstain Absent

The motion passed.