

Call to Order

The September 5, 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 Member Young at 6:00 PM.

Roll Call

In attendance: Brian Jefferds – Member, Patrick Collette – Member, Thomas Moran – Member, Kerry Young – Member, Clarke Oatman – 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. The Planning Board Chairperson, Deborah Biondolillo, was absent.

Acceptance of Work Session Minutes

The August 1, 2024 Work Session minutes were reviewed by the Board members. A motion to accept the minutes as drafted was made by Member Jefferds 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 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 checked="" type="checkbox"/> Abstain <input type="checkbox"/> Absent
Chairperson Biondolillo:	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Abstain <input checked="" type="checkbox"/> Absent

The motion passed.

Public Hearing @ 6:30 PM for 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.

The Board noted that the existing milk house was too close to the proposed lot line, violating Zoning Code regulations. Attached to a barn previously deem as an Unsafe Building, the Board debated if the milk house should also be considered unsafe. Mr. Shimel provided information regarding the qualifications for an Unsafe Building classification, stating that a site visit would be necessary to assess the condition of the milk house. Mr. Shimel stated that, regardless of its status related to the barn, the milk house violated zoning setback regulations and needed relocation. After a thorough discussion, the Board proposed granting the owners ninety (90) days to either relocate or demolish the milk house. Conditional approval was proposed, permitting the signing of a revised Plat Map once compliance was verified by Mr. Shimel.

Sketch Review for a 2-Lot Minor Subdivision Application for Darryl Murrock – proposal is to subdivide an existing 33.66-acre parcel into 2 lots: Lot 1 = 3.07 acres, and the remaining Lot 2 = 30.59 acres, located at 25904 NYS Route 283, tax parcel #75.00-1-49.4.

After reviewing the Plat Map, the Board noted that the parcel spanned two different zoning districts: Mixed-Use (MU) and Residential Single-Family (R-1). No further comments or concerns were raised by the Board.

Sketch Review for a 3-Lot Minor Subdivision Application for Tamra Delaney – proposal is to subdivide an existing 8.57-acre parcel into 3 lots: Lot A = 3.19 acres, Lot B = 3.39 acres, and the remaining Lot C = 1.99 acres, located at 31233 Elm Ridge Road, tax parcel #45.00-3-31.32.

After reviewing the Plat Map, the Board had no concerns.

Review and Discussion for a Zoning Permit Application for Tug Hill for Tomorrow Land Trust – proposal is to construct a new gravel parking lot that will provide access to the future trails, located along Johnson Road, tax parcel #65.00-1-84.213.

Mr. Shimel said the project, designated as ‘Parks and Open Space’, was permitted administratively and he was seeking the Boards input on the project. An informal meeting occurred on August 26, 2024, between Town staff and representatives from Tug Hill Tomorrow and GYMO Architecture Engineering & Land Surveying, DPC (GYMO).

Secretary Melançon provided the Board with copies of the minutes from this informal meeting (Attachment A). Mr. Shimel summarized the discussions, noting the recommendation that a Site Overview map be prepared to depict the full scope of the project, including future trail systems. This comprehensive mapping would facilitate future expansions without the need for additional zoning permits.

Mr. Shimel discussed the proposed crosswalk, stating that he would consult with the Highway Superintendent, Dan Young, to determine responsibilities for its marking. He then addressed the Board’s concerns regarding waste management, stating that the site would adopt a carry in/carry out policy, eliminating the need for dumpsters or trash receptacles.

Member Moran inquired if the proposed trail system would use crushed stone. Additionally, the Board inquired if the proposed flush grade stakes as crosswalk marker were compatible with winter plowing operations. Mr. Shimel indicated these topics could be further discussed with project representatives at the regular meeting.

Adjournment

A motion to adjourn the work session at 6:26 PM was made by Member Jefferds and seconded by Member Oatman. 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 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 checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Abstain	<input type="checkbox"/> Absent
Chairperson Biondillo:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Abstain	<input checked="" type="checkbox"/> Absent

The motion passed.