

Call to Order

The December 7, 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 6:00 PM.

Roll Call

In attendance: Deborah Biondolillo – Chairperson, Tom Moran – Member, Brian Jefferds – Member, William Albrecht – Member, Pat Collette – Member, Clarke Oatman – Member, Lee Shimel – Zoning Enforcement Officer, Leland Carpenter – Town Board Member, and Morgan Melancon – Secretary to Planning and Zoning, were in attendance. Jessica Jenack – Community Development Coordinator, joined the meeting at 6:04 PM. Member Kerry Young was absent.

Acceptance of Work Session Minutes – November 2, 2023

The Work Session minutes from November 2, 2023, were reviewed by the Board members. A motion to accept the minutes as drafted was made by Member Moran and seconded by Member Albrecht. The vote went as follows:

Member Moran:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Abstain	<input type="checkbox"/> Absent
Member Young:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Abstain	<input checked="" type="checkbox"/> Absent
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 Oatman:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Abstain	<input 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.

Sketch Review of a 4-Lot Minor Subdivision Application for Brooke Haukaas, located at 34784/34858 Snell Road, tax parcel #44.00-3-2.1.

Chairperson Biondolillo stated that the proposed subdivision would result in a landlocked parcel behind the three newly created lots. Mr. Haukaas had recently acquired the adjacent property and planned to combine tax parcel #44.00-3-2.1 with tax parcel #44.00-3-1.1 by deed to resolve the landlocked parcel issue. Mrs. Jenack stated that the project's Land Surveyor, Stephen Gracey, was informed that a revised Plat Map would need to be submitted with the updated deed reference.

Sketch Review of a Site Plan Application for NYC Deli Style, Inc., located at 26253 US Route 11, tax parcel #65.17-1-4.2.

Chairperson Biondolillo stated that the applicant, Joseph Mastroianni, was proposing to open a deli where the old Stewarts shop was. A new Site Plan review was required as the property had been vacant for over a year. Mr. Mastroianni planned to keep the building's interior largely unchanged. There would be no indoor dining for the proposed deli, nor would there be any fuel sales. Both the canopy island and the fuel tanks

had been removed, new landscaping had been proposed, and there was ample parking. Chairperson Biondolillo said a cross access easement with Laundry 24 had been requested, and it was noted that the laundromat had one in place from their Site Plan review in 2020. A future sidewalk easement had also been requested.

Member Moran stated that there was no wash station depicted on the Site Plan and asked if the deli food would be prepared on site. Chairperson Biondolillo confirmed that they would and stated that the Board could ask about it, although it was ultimately something that the County or the New York State Department of Health (NYSDOH) would deal with.

Member Albrecht requested that Mr. Mastroianni provide the contact information for the property owner and the lessee, as neither were listed. Chairperson Biondolillo agreed and said she had already informed Mr. Mastroianni that he would need to provide this information.

Sketch Review of a Special Use Permit and a Site Plan Application for Nickles Hauling, Inc., located at 26080 Eagle Ridge Road, tax parcel #64.20-1-22.1.

Chairperson Biondolillo stated that at the November 16, 2023 Town Board meeting, the Town Board had designated the proposed loop road off Kestrel Drive as 'Nickles Drive.' She said the applicant was proposing to construct 6 townhomes, for a total of 24 dwelling units. Each unit would have individual driveways and garages. Additionally, there would be overflow parking located along each end of the townhouses. Member Albrecht said the plans showed a crosswalk going across Kestrel Drive from the western entrance of 'Nickles Drive,' but there was no crosswalk shown on the eastern side. Chairperson Biondolillo stated that it would be added to the comments to be addressed on the Final Site Plan.

Chairperson Biondolillo said there was ample landscaping provided, existing lighting along Kestrel Drive, and a small green space depicted for picnic tables. She noted that the Site Plan did not show the location of any fire hydrants. Member Albrecht suggested that hydrants may exist on the opposite side of the road, which Chairperson Biondolillo acknowledged was a possibility. Lastly, she mentioned that they were waiting for a response from Fish and Wildlife Services, which was necessary for the State Environmental Quality Review (SEQR) process to proceed.

Report from Zoning Enforcement Officer

Mr. Shimel reported that the Zoning Board of Appeals (ZBA) held a Public Hearing on December 6, 2023 for an Area Variance for Wewer Holding Corp, located on the corner of Waddingham Road and US Route 11. The ZBA approved a variance for the front yard setback of 115 feet off Waddingham Road, and a 49-foot 9-inch variance for the front yard setback off US Route 11.

Mr. Shimel reported that the KFC dumpster had remained unenclosed since 2021, and he had not heard back from the manager after providing him with the code related to dumpster enclosures. He stated that he had sent two (2) follow-up letters to the tax address, and both were returned due to an insufficient address. He consulted with Town Attorney Jim Burrows regarding the issue. Mr. Burrows explained that it was common for large corporations to operate multiple businesses under different subsidiaries. Mr. Shimel said he would update the Board when he had more information. Regarding the four (4) dumpsters at Freedom Plaza, Mr. Shimel said he had received a response to his letter. The contact person acknowledged the issue but noted that a contractor would not be available to address it until the Fall.

Next, Mr. Shimel reported that the KO Storage sign was off, but he had noticed that the white part was lit. Chairperson Biondolillo asked if there were any developments related to their submission of a Site Plan Modification application for the electronic message board. Mr. Shimel confirmed he had not received any new information.

Mr. Shimel passed around a photo of Tracy's Barbershop on US Route 342, showing the completed work of the project. The Board expressed their approval of how the site looked. Mr. Shimel then provided the Board with an update on Splash Pad Carwash, stating that they had 719 vehicles pass through the carwash the day after the snowstorm. Member Collette commented that larger vehicles in the left lane of the carwash would have a difficult time making the turn.

Member Albrecht had provided a photo of the Amish hitching post at the Aldis Supermarket located in the City of Watertown. The photo showed a hitching post in the corner of the parking lot, with a sign on it. Chairperson Biondolillo stated that the photo could be provided to the Evans Mills Aldis Supermarket as an example of how they could address the situation at their location.

Mr. Shimel reported that he had sent a detailed letter to Mr. Burnham concerning the number of items that were still in front of the shop. Mr. Burnham had called Mr. Shimel and informed him that he was working on removing the items and that he had started work on the fence. Lastly, Mr. Shimel reported that there were five (5) buildings on the list of potentially unsafe buildings that the Town Engineer had been notified of in September. He stated that they had not yet conducted their site visit for these buildings.

Report from Planning Board Chairperson

Chairperson Biondolillo said the approved Karate School, located on NYS Route 3, had not opened yet. She then informed the Board that Mrs. Jenack had emailed them training opportunities from the Department of State for December and January. Additionally, the submittal deadline for the January 4, 2023 Planning Board meeting had been moved to December 15, 2023 due to the holiday schedule.

Chairperson Biondolillo stated that the Comprehensive Planning Committee would meet again on December 11, 2023 at 1:00 PM. Lastly, she reminded the Board that starting in January, the Board would be required to sign the meeting sign in sheet.

Adjournment

A motion to adjourn the work session at 6:27 PM was made by Member Jefferds and seconded by Member Moran. The vote went as follows:

Member Moran:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Abstain	<input type="checkbox"/> Absent
Member Young:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Abstain	<input checked="" type="checkbox"/> Absent
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 Oatman:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Abstain	<input 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.