

Town of LeRay

PLANNING BOARD MEETING AGENDA

August 7, 2025

<u>Work Session:</u>	6:00 PM
<u>Regular Meeting:</u>	6:30 PM
<u>Location:</u>	Conference Room – 8650 LeRay Street, Evans Mills, NY 13637
<u>Chairperson:</u>	Deborah Biondolillo
<u>Board Members:</u>	Patrick Collette, Lisa Meeks, Thomas Moran, Kerry Young, Brian Jefferds, Clarke Oatman
<u>Contact Person:</u>	Morgan Melançon, clerk@townofleray.org

WORK SESSION AGENDA:

1. Call to Order
2. Roll Call
3. Approval of Work Session Minutes from July 10, 2025
4. Open Work Session
 - 2-Lot Minor Subdivision Application for **Peter & Marjorie Marshall**, located at 25788 Pink Schoolhouse Road, tax parcel #44.00-3-22.4.
 - 2 Lot Minor Subdivision Application for **Feng Qi Realty, LLC**, located along Herrick Drive, tax parcel #64.20-1-38.
 - Site Plan Application for **Burnman, LLC**, located at 27117/119 NYS Route 3, tax parcel #75.17-1-18.2.
 - Site Plan Application for the **Calcium Fire Department**, located at 24882 Stalder Road, tax parcel #74.12-1-19.
 - 2-Lot Minor Subdivision Application for **Calvin and LaToya Hawkins**, located along Keyser Road, tax parcel #54.00-3-7.2.
 - 2-Lot Minor Subdivision Application for **William Jesmore**, located along Beckwith Road, tax parcel #54.00-3-19.31.
5. Adjourn the Work Session

[Regular Meeting Agenda >](#)

REGULAR MEETING AGENDA:

1. Open the Meeting
2. Pledge of Allegiance
3. Approval of Meeting Minutes from July 10, 2025
4. Correspondence and Communication
5. **Public Hearing at 6:30 PM for a 2-Lot Minor Subdivision Application for Peter & Marjorie Marshall.** The proposal is to subdivide an existing 7.54-acre parcel into 2 lots: Lot 1 = 1.91 acres, and the remaining Lot 2 = 5.63-acres, located at 25788 Pink Schoolhouse Road, tax parcel #44.00-3-22.4.
6. **Public Hearing at 6:30 PM for a 2-Lot Minor Subdivision Application for Feng Qi Realty, LLC.** The proposal is to subdivide an existing 2.8-acre parcel into 2 lots: Lot 1 = 1.5 acres, and the remaining Lot 2 = 1.3-acres, located along Herrick Drive, tax parcel #64.20-1-38.
7. **Public Hearing at 6:30 PM for a Site Plan Application for Burnman, LLC.** The proposal is to update the existing building and fuel station, located at 27117/119 NYS Route 3, tax parcel #75.17-1-18.2.
8. **Continuation of Public Hearing at 6:30 PM for a Site Plan Application for the Calcium Fire Department.** The 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.
9. **Preliminary Review of a 2-Lot Minor Subdivision Application for Calvin and LaToya Hawkins.** The proposal is to subdivide an existing 22.79-acre parcel into 2 lots: Lot 4A = 3.01 acres, and the remaining Lot 4B = 19.78-acres, located along Keyser Road, tax parcel #54.00-3-7.2.
10. **Preliminary Review of a 2-Lot Minor Subdivision Application for William Jesmore.** The proposal is to subdivide an existing 3.64-acre parcel into 2 lots: Lot 1 = 1.81 acres, and the remaining Lot 2 = 1.83-acres, located along Beckwith Road, tax parcel #54.00-3-19.31.
11. Report from the Zoning Enforcement Officer
12. Report from the Planning Board Chairperson
13. Adjournment