

Town of LeRay

Town Board Minutes

April 10, 2025

Call to Order

Proceedings of a Town Board Meeting held at the LeRay Town Municipal Office on April 10, 2025. The meeting was called to order at 4:00 p.m. by Supervisor Carpenter who led the room in the Pledge of Allegiance.

Open Regular Meeting

Leland J. Carpenter – Supervisor, Melissa L. Verne – Town Clerk – Absent, Nathan Toutant – Director of Finance/Clerk to Supervisor, Board Members in attendance: Samuel Biondolillo, Michael Gracey, Merle Otis, Patrick O'Donnell, James Burrows – Town Attorney, Debbie Biondolillo – Planning Board Chairperson, Lee Shimel – Zoning Enforcement Officer, William Vargulick – Town Assessor, Bruce Shawcross – Highway Superintendent, Mike Altieri – Town Engineer, Tony Goodrich – DANC

Approval of Minutes

The minutes from the meeting held on March 13 & 31, 2025, were reviewed by the Board Members. A motion to approve the minutes as drafted was made by Councilman Biondolillo and seconded by Councilman O'Donnell.

The vote went as follows:			
Ayes:	5	Nays:	0
The motion passed.			

Comments from the Floor

No comments

Report from the Town Engineer – Mike Altieri

The Bid Packages were discussed for the Security Cameras at the Highway Garage and the Building Demo on County Route 46.

A motion was made by Councilman O'Donnell and seconded by Councilman Gracey to award All Tech Integration the Security Camera Bid for the Highway Garage in the amount of \$24,499, contingent upon BCA review of provided bid documents.

The vote went as follows:			
Ayes:	5	Nays:	0
The motion passed.			

A motion was made by Councilman Otis and seconded by Councilman Biondolillo to award Elight Excavating the Collapsed Building Demolition at 30429 County Route 46 in the amount of \$26,200, contingent upon BCA review of provided bid documents.

The vote went as follows:			
Ayes:	5	Nays:	0
The motion passed.			

A motion was made by Councilman Gracey and seconded by Councilman Otis to approve and authorize Supervisor Carpenter to sign the Change Order 11-04 Mechanical Construction, labor, materials and equipment to provide and install frost free hose bib in the Cold Storage Area, add air drops and relocate air compressor to new location in Cold Storage Area, in the amount of \$3,064.93

The vote went as follows:			
Ayes:	5	Nays:	0
The motion passed.			

A motion was made by Councilman Gracey and seconded by Councilman Otis to approve and authorize Supervisor Carpenter to sign the Change Order 12-06 Electrical Construction, labor, materials and equipment to provide and install six (6) man door lights, one (1) welder receptacle, heater power in Cold Storage, and miscellaneous removal and reinstall of conduit in areas of Cold Storage after ceiling panel liner was installed, includes a credit of five (5) exterior lights that were changed to smaller models, in the amount of \$3,467.40.

The vote went as follows:			
Ayes:	5	Nays:	0
The motion passed.			

Report from Town Dog Control Officer – Lindsey Hess

Mrs. Hess discussed her monthly report submitted.

Report from Highway Superintendent – Bruce Shawcross

Mr. Shawcross gave his monthly report.

A motion was made by Councilman Biondolillo and seconded by Councilman Gracey to have Supervisor Leland Carpenter sign the NYSDOT PERM 1 document, Undertaking for the benefit of The New York State Department of Transportation.

The vote went as follows:			
Ayes:	5	Nays:	0
The motion passed.			

A motion was made by Supervisor Carpenter and seconded by Councilman O'Donnell to hire Data Collection Services to perform a Townwide sign inventory at their hourly rate of \$40.00.

The vote went as follows:			
Ayes:	5	Nays:	0
The motion passed.			

A motion was made by Supervisor Carpenter and seconded by Councilman Biondolillo to order a 2026 Mack Granite, GR64FR M-Drive in the amount of \$174,515.

The vote went as follows:			
Ayes:	5	Nays:	0
The motion passed.			

Report from DANC – Tony Goodrich

Mr. Goodrich gave his monthly report.

Report from the Zoning Enforcement Officer – Lee Shimel

Mr. Shimel gave his monthly report. Mr. Shimel would like the Board to consider increasing the Zoning Permit fee for those who start a project prior to getting approval to build as he has seen an increase in residents putting up structures without prior approval, believes it would cut down on the number of violations.

Report from the Town Assessor – William Vargulick

Mr. Vargulick gave his monthly report.

Report from Planning Board

Mrs. Biondolillo gave a report on Planning Board projects.

A motion was made by Councilman Biondolillo and seconded by Councilman O'Donnell to schedule a Public Hearing for the Draft Comprehensive Plan for May 8, 2025 at 4:00 p.m.

The vote went as follows:			
Ayes:	5	Nays:	0
The motion passed.			

**RESOLUTION #6 OF 2025
LUNDY DEVELOPMENT AND PROPERTY MANAGEMENT LLC**

WHEREAS, Lundy Development and Property Management LLC (the “Applicant”) is proceeding with municipal review and approval for a project along US Route 11 consisting of a 3-lot subdivision for business development on Tax Parcel No.: 64.20-1-43 and related infrastructure (the “Project”); and

WHEREAS, The Town Board previously adopted Resolution #1 of 2023 expressing its intent to cooperate with Applicant and assist with the Project and this resolution is intended to continue as stated herein; and

WHEREAS, in connection with the Project, the Applicant has proposed development of a new Town road and infrastructure as set forth in the LeRay Commons Infrastructure Development package prepared by MBL Engineering, PLLC, last revised on February 27, 2025 and which is incorporated herein for reference and attached hereto as **Exhibit “A”**; and

WHEREAS, the Applicant has submitted a design/build/proposal to the Town Board dated March 31, 2025 pursuant to which the Applicant proposes to design, build and pay for all infrastructure and thereafter convey the same to the Town of LeRay, a copy of the design;/build/proposal is attached hereto as **Exhibit “B”** and incorporated herein for reference; and

WHEREAS, the Town Board, Town Engineer and Town Attorney have familiarized themselves with the Project and the proposal and the Town Board is determined to proceed.

NOW, THEREFORE, BE IT RESOLVED, by the Town Board of the Town of LeRay, NY as follows:

1. The foregoing recitations are incorporated herein and made a part hereof as if set forth therein.
2. The Town Supervisor is authorized to accept and execute the March 31, 2025 design/build/proposal.
3. The Town Supervisor, Town Clerk, Town Engineer and Town Attorney are hereby authorized to take all steps necessary to proceed with the design/build/proposal culminating in a Purchase and Sale Agreement and which is reasonably expected to result in the Town eventually having right title and ownership of the infrastructure and dedicating the underlying road.
4. This Resolution shall take effect immediately.

The foregoing Resolution was offered by Board Member, Gracey, and seconded by Board Member, O'Donnell, and upon roll call vote of the Board was duly adopted as follows:

Supervisor Leland J. Carpenter	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Michael J. Gracey	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Samuel J. Biondolillo	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Merle Otis	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Patrick O'Donnell	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>

Dated: April 10, 2025

Melissa L. Verne, Town Clerk

Report from the Town Clerk – Melissa L. Verne

	Cash Balances as of		Current Month	
	March 31, 2025		Abstract 4	
General Fund	\$	2,795,707.64	\$	150,396.74
Highway Fund-Town wide	\$	928,007.08	\$	32,104.44
Highway Fund-Town Outside	\$	596,616.73	\$	16,329.84
Expendable Trust	\$	793.66	\$	0.00
Consolidated Water District	\$	2,454,672.82	\$	66,463.06
Water District # 3	\$	20,632.28	\$	64.00
Sewer District # 1	\$	914,848.24	\$	3,757.40
Sewer District # 2	\$	62,074.60	\$	1,124.88
Sewer District # 3	\$	76,653.68	\$	2,371.33
Sewer District # 4	\$	402,883.01	\$	712.41
Capital Project # 3 (Sewer Dist. 1)	\$	135,446.31	\$	0.00
Capital Project # 4W (Water 2 Imp)	\$	0.00	\$	0.00
Capital Project # 5 (Highway Fac.)	\$	0.00	\$	75,137.31
Trust & Agency	\$	226,744.50	\$	4,302.06

A motion was made by Supervisor Carpenter and seconded by Councilman Gracey that Abstract #4 vouchers 422-579 in the amount of \$352,763.47 be paid from the above accounts.

The vote went as follows:			
Ayes:	5	Nays:	0
The motion passed.			

Report from Nathan Toutant, Director of Finance/Clerk to the Supervisor

A motion was made by Councilman Biondolillo and seconded by Councilman Gracey to have Supervisor Lee Carpenter authorize and sign Amendment No. 1 to the Technical Services Agreement between the Town of LeRay and Development of the North Country (DANC).

The vote went as follows:			
Ayes:	5	Nays:	0
The motion passed.			

A motion was made by Councilman Otis and seconded by Councilman Biondolillo to adjourn this meeting at 5:34 p.m.

The vote went as follows:			
Ayes:	5	Nays:	0
The motion passed.			

Respectfully given: (Prepared via audio)

Melissa L. Verne

Melissa L. Verne, LeRay Town Clerk