

CALL TO ORDER

On November 6, 2025, the Town of LeRay Planning Board held their regular monthly meeting in the Conference Room of the Town of LeRay Municipal Building. The meeting was called to order at 6:30 PM by Chairperson Biondolillo, who led the room in the Pledge of Allegiance.

ROLL CALL

Member Oatman: Present Absent
Member Collette: Present Absent
Member Meeks: Present Absent
Member Moran: Present Absent
Member Jefferds: Present Absent
Chairperson Biondolillo: Present Absent

Additionally, Lee Shimel – Zoning Enforcement Officer, Leland Carpenter – Town Supervisor, Jan Oatman, Sam Biondolillo, Michelle Nickles, and Jenna Nickles were in attendance. Secretary Morgan Melançon was absent.

ACCEPTANCE OF MINUTES

The minutes from the October 2, 2025 regularly scheduled meeting were reviewed by the Board. A motion was made by Member Collette and seconded by Member Moran to accept the minutes as drafted. The vote went as follows:

Member Oatman: Yes No Abstain Recuse Absent
Member Collette: Yes No Abstain Recuse Absent
Member Meeks: Yes No Abstain Recuse Absent
Member Moran: Yes No Abstain Recuse Absent
Member Jefferds: Yes No Abstain Recuse Absent
Chairperson Biondolillo: Yes No Abstain Recuse Absent

The motion passed.

CORRESPONDENCE AND COMMUNICATION

Chairperson Biondolillo asked if there was anyone in attendance who was not on the agenda that wished to address the Board. There was no response. Chairperson Biondolillo asked if there was any correspondence; there was none.

OTHER BUSINESS

Chairperson Biondolillo noted that the Town Office would be closed on Thursday, January 1, 2026, in recognition of New Years Day. A motion was made by Member Meeks and seconded by Member Moran to reschedule the January 1, 2026 meeting to the following Thursday, on January 8, 2026. The vote went as follows:

Member Oatman: Yes No Abstain Recuse Absent
Member Collette: Yes No Abstain Recuse Absent
Member Meeks: Yes No Abstain Recuse Absent
Member Moran: Yes No Abstain Recuse Absent
Member Jefferds: Yes No Abstain Recuse Absent
Chairperson Biondolillo: Yes No Abstain Recuse Absent

The motion passed. A motion was made by Member Meeks and seconded by Member Moran to forward a request to the Town Board to assess a fee to developers for situations in which Site Plan Modifications were initiated or completed without approval from the Planning Board. The vote went as follows:

Member Oatman: Yes No Abstain Recuse Absent
Member Collette: Yes No Abstain Recuse Absent
Member Meeks: Yes No Abstain Recuse Absent
Member Moran: Yes No Abstain Recuse Absent
Member Jefferds: Yes No Abstain Recuse Absent
Chairperson Biondolillo: Yes No Abstain Recuse Absent

The motion passed.

PROJECT REVIEW

- 1. Public Hearing @ 6:30 PM for a 4 Lot Minor Subdivision Application for Nickles Hauling, LLC. The proposal is to subdivide an existing 16.37-acre parcel into 4 lots: Lot 1 = 1.18 acres, Lot 2 = 0.44 acres, Lot 3 = 0.91 acres, and the remaining Lot 4 = 13.85 acres, located at 26080 Eagle Ridge Rd, tax parcel #64.20-1-22.21.**

Chairperson Biondolillo asked the Board to review the Preliminary Plat for Nickles Hauling. Michelle Nickles was in attendance as the authorized representative and provided a brief presentation.

Chairperson Biondolillo opened the Public Hearing at 6:35 PM and read the Public Hearing Notice as published in the Watertown Daily Times on October 21, 2025. Chairperson Biondolillo opened the floor for public comments. Hearing none, a motion was made by Member Oatman and seconded by Member Collette to close the Public Hearing at 6:36 PM. The vote went as follows:

Member Oatman: Yes No Abstain Recuse Absent
Member Collette: Yes No Abstain Recuse Absent
Member Meeks: Yes No Abstain Recuse Absent
Member Moran: Yes No Abstain Recuse Absent
Member Jefferds: Yes No Abstain Recuse Absent

Chairperson Biondolillo: Yes No Abstain Recuse Absent

The motion passed. Chairperson Biondolillo asked the Board if they had any further comments or questions. Hearing none, the Board determined that the Preliminary Plat met all requirements for review with no additional changes. A motion was made by Member Moran and seconded by Member Oatman to approve the Preliminary Plat. The vote went as follows:

Member Oatman: Yes No Abstain Recuse Absent
Member Collette: Yes No Abstain Recuse Absent
Member Meeks: Yes No Abstain Recuse Absent
Member Moran: Yes No Abstain Recuse Absent
Member Jefferds: Yes No Abstain Recuse Absent
Chairperson Biondolillo: Yes No Abstain Recuse Absent

The motion passed. A motion was made by Member Meeks and seconded by Member Oatman to review the Final Plat. The vote went as follows:

Member Oatman: Yes No Abstain Recuse Absent
Member Collette: Yes No Abstain Recuse Absent
Member Meeks: Yes No Abstain Recuse Absent
Member Moran: Yes No Abstain Recuse Absent
Member Jefferds: Yes No Abstain Recuse Absent
Chairperson Biondolillo: Yes No Abstain Recuse Absent

The motion passed. Since there were no changes needed on the Final Plat, a motion was made by Member Moran and seconded by Member Collette to grant Final Subdivision Approval. The vote went as follows:

Member Oatman: Yes No Abstain Recuse Absent
Member Collette: Yes No Abstain Recuse Absent
Member Meeks: Yes No Abstain Recuse Absent
Member Moran: Yes No Abstain Recuse Absent
Member Jefferds: Yes No Abstain Recuse Absent
Chairperson Biondolillo: Yes No Abstain Recuse Absent

The motion passed. Chairperson Biondolillo informed Mrs. Nickles that she would receive a letter in the mail outlining the Board's decision.

2. Preliminary Review of a Site Plan Application for Precision Wash. The Proposal is to install two (2) electric vehicle (EV) charging stations at the existing Precision Wash site, located at 27271 Anabel Avenue, tax parcel #65.00-1-47.8.

Chairperson Biondolillo asked the Board to review the Preliminary Site Plan for Precision Wash. Dan Carpenter was in attendance, via teleconference, as the authorized representative and provided a brief presentation.

The Board determined that the Preliminary Site Plan met all the requirements for review. A motion was made by Member Collette and seconded by Member Moran to act as Lead Agency to conduct the environmental review for the Unlisted Action. The vote went as follows:

- Member Oatman: Yes No Abstain Recuse Absent
- Member Collette: Yes No Abstain Recuse Absent
- Member Meeks: Yes No Abstain Recuse Absent
- Member Moran: Yes No Abstain Recuse Absent
- Member Jefferds: Yes No Abstain Recuse Absent
- Chairperson Biondolillo: Yes No Abstain Recuse Absent

The motion passed. The Board reviewed Part 2 of the SEAF and determined that the proposed action would not result in any significant adverse environmental impacts. Part 3 of the SEAF was completed to support this determination. A motion was made by Member Moran and seconded by Member Oatman to issue a Negative Declaration. The vote went as follows:

- Member Oatman: Yes No Abstain Recuse Absent
- Member Collette: Yes No Abstain Recuse Absent
- Member Meeks: Yes No Abstain Recuse Absent
- Member Young: Yes No Abstain Recuse Absent
- Member Jefferds: Yes No Abstain Recuse Absent
- Chairperson Biondolillo: Yes No Abstain Recuse Absent

The motion passed. A motion was made by Member Meeks and seconded by Member Moran to deem the Preliminary Site Plan complete. The vote went as follows:

- Member Oatman: Yes No Abstain Recuse Absent
- Member Collette: Yes No Abstain Recuse Absent
- Member Meeks: Yes No Abstain Recuse Absent
- Member Moran: Yes No Abstain Recuse Absent
- Member Jefferds: Yes No Abstain Recuse Absent
- Chairperson Biondolillo: Yes No Abstain Recuse Absent

The motion passed. The Board requested that the notation, “proposed building,” be removed from the Plat Map. Additionally, Mr. Shimel requested that signage be added stating ‘EV Parking Only.’

A motion was made by Member Collette and seconded by Member Meeks to refer the project to the Jefferson County Planning Board for review at their November 25, 2025 meeting, pursuant to General Municipal Law §239-m. The vote went as follows:

- Member Oatman: Yes No Abstain Recuse Absent
- Member Collette: Yes No Abstain Recuse Absent
- Member Meeks: Yes No Abstain Recuse Absent
- Member Moran: Yes No Abstain Recuse Absent
- Member Jefferds: Yes No Abstain Recuse Absent
- Chairperson Biondolillo: Yes No Abstain Recuse Absent

The motion passed. A motion was made by Member Oatman and seconded by Member Meeks to set a Public Hearing for the December 4, 2025, regularly scheduled meeting at 6:30 PM. The vote went as follows:

- Member Oatman: Yes No Abstain Recuse Absent
- Member Collette: Yes No Abstain Recuse Absent
- Member Meeks: Yes No Abstain Recuse Absent
- Member Moran: Yes No Abstain Recuse Absent
- Member Jefferds: Yes No Abstain Recuse Absent
- Chairperson Biondolillo: Yes No Abstain Recuse Absent

The motion passed. Chairperson Biondolillo informed Mr. Carpenter that he would receive a letter in the mail outlining the Public Hearing information.

3. Continuation of Public Hearing @ 6:30 PM for a Site Plan Application for 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.

The Public Hearing remained open from the November 7, 2024 Planning Board meeting to allow for the completion of the environmental review. No members of the public were present to offer comments. The Board would keep the Public Hearing open to be continued at the next regularly scheduled meeting on December 4, 2025 at 6:30 PM.

No action was taken on the project. Written comments would still be accepted and could be submitted to the Planning Office in the interim.

ADJOURNMENT

A motion was made by Member Collette and seconded by Member Moran to adjourn the meeting. The vote went as follows:

- Member Oatman: Yes No Abstain Recuse Absent
- Member Collette: Yes No Abstain Recuse Absent
- Member Meeks: Yes No Abstain Recuse Absent
- Member Moran: Yes No Abstain Recuse Absent
- Member Jefferds: Yes No Abstain Recuse Absent
- Chairperson Biondolillo: Yes No Abstain Recuse Absent

The motion passed and the meeting adjourned at 6:50 PM.

Respectfully submitted,
Morgan R. Melançon
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Secretary to Planning and Zoning