

Town of LeRay

Planning Board Work Session Minutes

April 2, 2026

CALL TO ORDER

On April 2, 2026, the Town of LeRay Planning Board held their regular monthly Work Session meeting in the Conference Room of the Town of LeRay Municipal Building. The meeting was called to order at 6:00 PM by Chairperson Biondolillo.

ROLL CALL

Member Oatman: Present Absent
Member Collette: Present Absent
Member Meeks: Present Absent
Member Moran: Present Absent
Member Jeffers: Present Absent
Member Russell: Present Absent
Chairperson Biondolillo: Present Absent

Additionally, Lee Shimel (Zoning Enforcement Officer), Morgan Melançon (Secretary to Planning & Zoning), Leland Carpenter (Town Supervisor), Michael Altieri (Town Engineer), and Lindsey Pelkey (Kovach Land Surveying, P.C.) were in attendance.

ACCEPTANCE OF WORK SESSION MINUTES

The minutes from the March 5, 2026 work session meeting were reviewed by the Board. A motion was made by Member Moran and seconded by Member Collette 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 Jeffers: Yes No Abstain Recuse Absent
Member Russell: Yes No Abstain Recuse Absent
Chairperson Biondolillo: Yes No Abstain Recuse Absent

The motion passed.

WORK SESSION

1. **Minor 2 Lot Subdivision Application for Jeffery Grill, located at 30391 Elm Ridge Road, tax parcel #55.00-1-4.1.**

The proposal was to separate a portion of Mr. Grill's land for residential use. Chairperson Biondolillo discussed the Area of Special Flood Hazard at the rear of the property, stating that placement of any

future utilities, such as septic and/or water supply systems could be affected. The County would have jurisdiction over this. The location of the neighboring septic system was requested to be depicted on the map for reference. Additionally, the setback distance between the well and property line would need to be included.

2. Lot Line Adjustment Application for Brian Kampnich, located at 30142 NYS Route 37, tax parcel #54.00-3-14.1.

The proposal was straightforward, with Mr. Kampnich requesting the transfer of 2.14 acres to the neighboring parcel, owned by Joshua Lewis.

3. Site Plan Application for the Calcium Fire Department, located at 24882 Stalder Road, tax parcel #74.12-1-19.

Mr. Altieri prepared a draft of FEA Part 2 in advance to assist the Board in its evaluation. A draft of Part 3 of the FEA was also provided by Town Attorney Mr. Burrows to serve as preliminary framework language for the Board's consideration. Mr. Altieri would be present at the regular meeting to address any questions from the Board.

REPORT FROM ZONING ENFORCEMENT OFFICER

The Vacant Rental Program (VRP): Mr. Shimel reported on a new grant program available within Jefferson County intended to assist owners of small-scale vacant rental units and spaces by providing funding to bring those units back into use. Mr. Shimel noted that additional information was available for any property owners who may be interested in participating.

Tug Hill Webinar – Battery Energy Storage Systems (BESS): An upcoming Tug Hill Commission webinar was scheduled for the following Tuesday evening. The webinar would address updates to zoning regulations related to BESS. Mr. Shimel noted that new guidance and best practices were still being developed, including advancements in battery technology designed to reduce heat generation.

Updates to the 2025 Fire Code were currently being developed at the State level, including provisions related to BESS facilities. Additional emphasis was being placed on annual training requirements, with emerging regulations including more stringent response expectations, including requirements for emergency response within a specified timeframe in the event of an incident. Funding opportunities would be available to assist fire departments with the purchase of equipment necessary to respond to BESS related incidents.

Mr. Shimel also reported that he had contacted the Jefferson County Planning Department to suggest the possibility of hosting a training seminar on this topic, noting that he believed such training would be beneficial. Historically, follow-up and compliance requirements for solar projects have been outlined in approved site plans and monitored by the Zoning Enforcement Officer.

Zoning Violations: Mr. Ryan K., from Bernie & Carr, would be present at the next staff meeting to provide an update on noncompliance issued regarding the Wewer project and Tractor Supply.

Mr. Shimel further reported that several notices of violation had been issued to property owners for various zoning violations, including the following:

- An Order to Remedy Violation was issued regarding the removal of three felled trees;
- An Order to Remedy Violation was issued regarding junk accumulation along Diane Drive;
- A letter was issued regarding ongoing junk accumulation along Keyser Road. It was noted that the property owner had been purchasing dump tickets, and some improvement had been observed;
- Notices were issued regarding unlawful campers at two separate locations. At the Ridgedale property, three (3) of the four (4) campers had been removed, with the remaining camper expected to be removed within the month. An Order to Remedy Violation was issued for a property on Lakes Road; however, no response had been received to date.

Route 283 Property: Supervisor Carpenter inquired about the status of a property located along Route 283 where the property owner was deceased and no responsible party had been identified yet. Debris from the property has been observed blowing across Route 283 toward a nearby storage facility. Mr. Shimel reported that he has not received a response from the funeral home but would continue attempts to make contact in order to identify the next of kin or other responsible party. It was noted that the property has been secured with caution tape and “No Trespassing” signage, however it was uncertain whether any related police investigation had been completed.

REPORT FROM PLANNING BOARD CHAIRPERSON

Chairperson Biondolillo reported that she had not received a response back from either Adam Kokinda, whose property was currently listed for sale, or from 7-Eleven representatives regarding the old Stewarts property located along US Route 11. Correspondence had been received from the DG LeRay Solar project regarding their Decommissioning Plan; however, no response had yet been received from the Jenkins Solar project.

Lastly, the Site Plan approval for Burnham, LLC was scheduled to expire this summer. It was noted that recent adjustments had been made to the canopy over the gas tanks.

ADJOURNMENT

A motion to adjourn the work session was made by Member Meeks and seconded by Member Moran. The vote went as follows:

Member Oatman:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Abstain	<input type="checkbox"/> Recuse	<input checked="" type="checkbox"/> Absent
Member Collette:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Abstain	<input type="checkbox"/> Recuse	<input type="checkbox"/> Absent
Member Meeks:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Abstain	<input type="checkbox"/> Recuse	<input type="checkbox"/> Absent
Member Moran:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Abstain	<input type="checkbox"/> Recuse	<input type="checkbox"/> Absent
Member Jefferds:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Abstain	<input type="checkbox"/> Recuse	<input type="checkbox"/> Absent
Member Russell:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Abstain	<input type="checkbox"/> Recuse	<input type="checkbox"/> Absent
Chairperson Biondolillo:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Abstain	<input type="checkbox"/> Recuse	<input type="checkbox"/> Absent

The motion passed and the meeting adjourned at 6:18 PM.

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