

Town of LeRay

Planning Board Work Session Minutes

December 4, 2025

CALL TO ORDER

On December 4, 2025, 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 Jefferds: 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, Jan Oatman, and Lindsey Pelkey were in attendance.

ACCEPTANCE OF WORK SESSION MINUTES

The Work Session Minutes, from the November 6, 2025 meeting, were reviewed by the Board. A motion was made by Member Collette and seconded by Member Moran to accept the minutes as amended. 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
Member Russell: Yes No Abstain Recuse Absent
Chairperson Biondolillo: Yes No Abstain Recuse Absent

The motion passed.

WORK SESSION

1. **Site Plan Application for the Precision Wash, located at 27271 Anabel Avenue, tax parcel #65.00-1-47.8**

Chairperson Biondolillo stated that the existing car wash had installed EV charging stations without first obtaining approval from the Planning Board. Minor revisions were requested at the last meeting

and updated drawings were provided. The verbiage on the building had been changed from “proposed building” to “existing building,” and signage was added to identify the EV charging station parking spaces.

The County Planning Board advisory comments were reviewed. The County recommended that the charging spaces be painted and marked as EV parking only. The Board discussed a similar issue at Davidson’s, where unmarked spaces resulted in vehicles parking inconsistently and making the EV chargers difficult to access.

It was noted that, due to winter conditions, striping could not be completed until spring. After discussion, the Board agreed to allow the applicant until May 1, 2026 to complete the striping.

Mr. Shimel noted that the code should be updated to reflect the Town’s preference for increased parking space dimensions.

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

Bernier & Carr (BCA) had reviewed the Hydrogeological Study and provided comments back to the Hydrogeologist for revisions. Based on the current review timeline, the Town anticipated receiving the report for review after the New Year.

3. Lot Line Adjustment Application for Han and Corien Vanderveeken, located along County Route 46 and County Route 18 AND Lot Line Adjustment Application for Marsha Goodshaw, located along County Route 18.

The Lot Line Adjustment applications for both applicants were depicted on the same Preliminary Plat Map. Chairperson Biondolillo invited Mrs. Pelkey, who was present in the audience, to explain the two proposed lot line adjustments to the Board. Mrs. Pelkey provided copies of color-coded drawings to the Board members for review. It was noted that there were no plans for development.

REPORT FROM ZONING ENFORCEMENT OFFICER

Adam Kokinda (Agricultural Tourism Proposal) – Mr. Shimel reported that the proposed agricultural tourism use included several unresolved questions and lacked sufficient detail to move forward at this time. He stated that he had contacted the Department of Health, which indicated they would only have oversight if food were being sold, and the Department of Agriculture and Markets, which advised that they would not have jurisdiction over the proposal.

Mr. Shimel noted that, due to the lack of agency oversight, he would rely on Planning Board input before proceeding. Concerns were raised regarding the absence of an on-site water source, particularly given that cattle would be present, as well as the general lack of clarity surrounding the operation.

The Board discussed whether the proposal met the intent of the Town’s Agricultural Tourism definition, noting that such uses typically involve a human element and are intended to support an active farm. Based on the information provided, the use appeared to be largely virtual in nature, with no anticipated on-site visitors or staff.

The Board expressed concern for animal welfare and determined that there were too many unknowns for the proposal to proceed as presented. It was further noted that the Agricultural Tourism definition in the Town Code may need to be updated to better reflect evolving uses and provide a more comprehensive review process.

Unsafe Buildings (USB): A USB near Wal-Mart had until the end of December 2025 to secure the large dairy barn, pole barn, and other buildings. The property owner had until April 15, 2026 to have the other two buildings removed.

REPORT FROM PLANNING BOARD CHAIRPERSON

Valvoline Oil: A pre-submittal meeting with Valvoline Oil was scheduled for the following morning at 9:00 AM. The applicant intended to submit a Site Plan application by the December 18, 2026 deadline in order to be placed on the January 2026 Planning Board agenda.

Access and circulation concerns were discussed regarding the shared driveway with Taco Bell. The existing access was noted to be tight, particularly for tractor-trailers, and blockage of the shared drive could create a bottleneck in the area. The Board considered the potential increase in traffic as a result of the planned future development of nearby property. The Board agreed that a second egress-only driveway would improve circulation and provide an additional exit toward Herrick Drive, once developed.

The Board reviewed parking for the proposed use and discussed how parking requirements should be calculated. The plans showed 17 parking spaces, 2 of which were intended for snow storage.

Due to the complexity of the proposal and the number of issues to be reviewed, the Board requested that a representative for Valvoline Oil attend the Planning Board meeting in person, particularly for the initial review.

ADJOURNMENT

A motion to adjourn the work session was made by Member Oatman and seconded by Member Meeks. 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
- Member Russell: Yes No Abstain Recuse Absent
- Chairperson Biondolillo: Yes No Abstain Recuse Absent

The motion passed and the meeting adjourned at 6:25 PM.

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