

Town of LeRay

PLANNING BOARD MEETING AGENDA

August 6, 2026

<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, Brian Jefferds, Steve Russell
<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 9, 2026
4. Open Work Session
 - Minor 2 Lot Subdivision Application for **Michael Gracey**, located at 27123 NYS Route 283, tax parcel #75.09-1-2.
 - Minor 2 Lot Subdivision Application for **Mary Desrosier**, located at 34091 Drake Road, tax parcel #44.00-3-8.2.
 - Minor 2 Lot Subdivision Application for **Brian Kampnich**, located at 30142 NYS Route 37, tax parcel #54.00-3-14.1.
 - Minor 2 Lot Subdivision Application for **Dana Waterman**, located at 27000 NYS Route 342, tax parcel #75.05-1-10.1.
 - Minor 2 Lot Subdivision Application for **I-Site Realty, LLC**, located at 26179/221 US Route 11, tax parcel #65.17-1-2.1.
 - Site Plan Application for the **Calcium Fire Department**, located at 24882 Stalder Road, tax parcel #74.12-1-19.
5. Adjourn the Work Session

REGULAR MEETING AGENDA:

1. Open the Meeting
2. Pledge of Allegiance
3. Approval of Meeting Minutes from July 9, 2026
4. Correspondence and Communication

5. **Public Hearing @ 6:30 PM for a Minor 2 Lot Subdivision Application for Michael Gracey.** The proposal is to subdivide an existing 61.80-acre lot into 2 parcels, with Lot 1 being 3.85 acres, and the remaining Lot 2 being 58(+/-) acres, located at 27123 NYS Route 283, tax parcel #75.09-1-2.
6. **Public Hearing @ 6:30 PM for a Minor 2 Lot Subdivision Application for Mary Desrosier.** The proposal is to subdivide an existing 35-acre lot into 2 parcels, with Lot 1 being 5.00 acres, and the remaining Lot 2 being 30.00 acres, located at 34091 Drake Road, tax parcel #44.00-3-8.2.
7. **Public Hearing @ 6:30 PM for a Minor 2 Lot Subdivision Application for Brian Kampnich.** The proposal is to subdivide an existing 96.03-acre lot into 2 parcels, with Lot 1 being 6.25 acres, and the remaining Lot 2 being 89.78 acres, located at 30142 NYS Route 37, tax parcel #54.00-3-14.1.
8. **Preliminary Review of a Minor 2 Lot Subdivision Application for Dana Waterman.** The proposal is to subdivide an existing 6.10-acre parcel into Parcel A, consisting of 2.105 acres, and the remaining 3.995-acre portion to be assembled with adjoining Tax Parcel No. 75.05-1-10.2, creating a 5.039-acre parcel, located at 27000 NYS Route 342, tax parcel #75.05-1-10.1.
9. **Preliminary Review of a Minor 2 Lot Subdivision Application for I-Site Realty, LLC.** The proposal is to subdivide an existing 3.56-acre lot into 2 parcels, with Lot 1 being 1.53 acres and Lot 2 being 2.04 acres, located at 26179/221 US Route 11, tax parcel #65.17-1-2.1.
10. **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.
11. **Discussion of Battery Energy Storage Systems**
12. Report from the Zoning Enforcement Officer
13. Report from the Planning Board Chairperson
14. Adjournment