

# Town of LeRay

## Planning Board Minutes

June 5, 2025

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### CALL TO ORDER

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On June 5, 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 6:32 PM by Chairperson Biondolillo, who led the room in the Pledge of Allegiance.

### ROLL CALL

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

Additionally, Lee Shimel – Zoning Enforcement Officer, Morgan Melançon – Secretary to Planning and Zoning, Leland Carpenter – Town Supervisor, Jan Oatman – Zoning Board of Appeals Chairperson, LeRoy Burnham, Stephen Gracey, Dan Roch, and Jeffrey Grill were in attendance.

### ACCEPTANCE OF MINUTES

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The minutes from the June 5, 2025 regularly scheduled meeting was reviewed by the Board. A motion was made by Member Young and seconded by Member Oatman 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 Young:  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

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Chairperson Biondolillo asked if there was anyone who was not on the agenda that wished to address the Board. There was no response. Chairperson Biondolillo asked Secretary Melançon if there was any correspondence, to which she replied there was none.

A motion was made by Member Moran and seconded by Member Collette to reschedule the upcoming Planning Board meeting from July 3, 2025 to the following Thursday, on July 10, 2025. 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 Young:  Yes  No  Abstain  Recuse  Absent  
 Member Jefferds:  Yes  No  Abstain  Recuse  Absent  
 Chairperson Biondolillo:  Yes  No  Abstain  Recuse  Absent

The motion passed.

## PROJECT REVIEW

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**1. Public Hearing @ 6:30 PM for a 2-Lot Subdivision Application for Francis Bartlett. The proposal is to subdivide an existing 4.34-acre parcel into 2 lots: Lot 1 = 1.0 acres, and the remaining Lot 2 = 3.34-acres, located at 29487 Ansted Road, tax parcel #55.00-1-11.8.**

Chairperson Biondolillo asked the Board to review the Preliminary Plat for Francis Bartlett. Stephen Gracey was in attendance as the applicant’s authorized representative and provided a brief presentation. The intent was for a family member to construct a residence on proposed Lot 1.

Chairperson Biondolillo opened the Public Hearing at 6:36 PM and Secretary Melançon read the Public Hearing Notice as published in the Watertown Daily Times on May 20, 2025. Chairperson Biondolillo asked if there were any comments from the audience.

- Jeffrey Grill, Elm Ridge Road: Mr. Grill inquired about well/septic separation and environmental impacts from Trout Brook, which ran directly through the parcel. The Board noted that septic would require engineering review at the time of development. Mr. Grill asked if the remaining Lot 2 could be subdivided again in the future. Chairperson Biondolillo and Mr. Gracey explained that further subdivision may require an area variance due to existing structures.
- Dan Roch, Anstead Road: Mr. Roch noted the location of his own septic system. Chairperson Biondolillo explained that the County would review the existing septic systems during the building permit process.

A motion was made by Member Moran and seconded by Member Oatman to close the Public Hearing at 6:43 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 Young:  Yes  No  Abstain  Recuse  Absent  
 Member Jefferds:  Yes  No  Abstain  Recuse  Absent  
 Chairperson Biondolillo:  Yes  No  Abstain  Recuse  Absent

The motion passed. The Board determined that the Preliminary Plat met all requirements with no additional changes. A motion was made by Member Collette and seconded by Member Meeks 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 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 Young and seconded by Member Meeks 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 Young:  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 Oatman and seconded by Member Moran 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 Young:  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. Gracey that he would receive a letter in the mail outlining the Board’s decision.

**2. Review of a Lot Line Adjustment Application for Morris Porter. The proposal is to transfer 1.45 acres from tax parcel #75.13-1-1 (sender) to tax parcel #75.13-1-3 (receiver), located at 24916/952 Porter Road.**

Chairperson Biondolillo asked the Board to review the Preliminary Plat for Morris Porter. Stephen Gracey was in attendance as the authorized representative and gave a brief presentation.

The Board determined that the Preliminary Plat met all the requirements for preliminary review. A motion was made by Member Collette and seconded by Member Meeks to classify the project as a Type II Action under SEQR. No further review would be required, and no environmental assessment form would be necessary. 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 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 Oatman and seconded by Member Moran to deem the Lot Line Adjustment application 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 Young:  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 Young and seconded by Member Oatman to grant Final Lot Line Adjustment approval for the transfer of 1.45 acres from tax parcel #75.13-1-1 to tax parcel #75.13-1-3. 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 Young:  Yes  No  Abstain  Recuse  Absent  
 Member Jefferds:  Yes  No  Abstain  Recuse  Absent  
 Chairperson Biondolillo:  Yes  No  Abstain  Recuse  Absent

The motion passed. The Final Plat would not be signed until approval was granted for the 2 Lot Subdivision application for Robert Gracey, as the two projects were depicted on the same drawing. Chairperson Biondolillo informed Mr. Gracey that he would receive a letter in the mail outlining the Board’s decision.

**3. Preliminary Review of a 2-Lot Minor Subdivision Application for Robert Gracey – the proposal is to subdivide an existing 91.39-acre parcel into 2 lots: Lot 1 = 50.16 acres, and the remaining Lot 2 = 41.23-acres, located along Porter Road, tax parcel #75.13-1-3.**

Chairperson Biondolillo asked the Board to review the Preliminary Plat for Robert Gracey. Stephen Gracey was in attendance as the authorized representative and provided a brief presentation.

The Board determined that the Preliminary Plat met all the requirements for preliminary review. A motion was made by Member Young and seconded by Member Collette 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 Young:  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 Short Environmental Assessment Form (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 Moran:  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 Oatman and seconded by Member Collette to deem the Preliminary Plat as 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 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 Oatman to set a Public Hearing for the July 10, 2025, 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 Young:  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. Gracey that any revisions were due by June 20, 2025, and that he would receive a letter in the mail outlining the Public Hearing information.

**4. Preliminary Review of a 2-Lot Minor Subdivision Application for Michael Gracey – the proposal is to subdivide an existing 46.05-acre parcel into 2 lots: Lot 1 = 1.00 acre, and the remaining Lot 2 = 45.05-acres, located at 23874 Gracey Road, tax parcel #75.00-1-14.3.**

Chairperson Biondolillo asked the Board to review the Preliminary Plat for Michael Gracey. Stephen Gracey was in attendance as the authorized representative and provided a brief presentation.

The Board determined that the Preliminary Plat met all the requirements for preliminary review. A motion was made by Member Collette and seconded by Member Meeks 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 Young:  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 Short Environmental Assessment Form (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 Oatman and seconded by Member Moran 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 Moran:  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 Young and seconded by Member Collette to deem the Preliminary Plat as 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 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 Moran and seconded by Member Meeks to set a Public Hearing for the July 10, 2025, 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 Young:  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. Gracey that any revisions were due by June 20, 2025, and that he would receive a letter in the mail outlining the Public Hearing information.

**5. Preliminary Review of a 2-Lot Minor Subdivision Application for Joseph Converse – proposal is to subdivide an existing 45.4-acre parcel into 2 lots: Lot 1 = 7.25 acres, and the remaining Lot 2 = 38.15-acres, located at 26109 Cottontail Drive, tax parcel #74.16-2-3.11.**

Chairperson Biondolillo asked the Board to review the Preliminary Plat for Joseph Converse. Stephen Gracey was in attendance as the authorized representative and provided a brief presentation. Proposed Lot 1 would consist of 7.25 acres and have frontage along NYS Route 283 as well as approximately 50 feet of frontage along Cottontail Drive. Mr. Gracey explained that tax parcels 74.16-2-3.12 and 74.16-2-3.13 would be combined by deed with Lot 1, to be accessed from Cottontail Drive.

The Board determined that the Preliminary Plat met all the requirements for preliminary review. A motion was made by Member Collette and seconded by Member Meeks 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 Young:  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 Short Environmental Assessment Form (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 Oatman and seconded by Member Moran 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 Moran:  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 Young to deem the Preliminary Plat as 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 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 Oatman and seconded by Member Meeks to set a Public Hearing for the July 10, 2025, meeting at 6:30 PM. The vote went as follows:

Member Oatman:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Abstain	<input type="checkbox"/> Recuse	<input 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 Young:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Abstain	<input type="checkbox"/> Recuse	<input type="checkbox"/> Absent
Member Jefferds:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Abstain	<input type="checkbox"/> Recuse	<input checked="" 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. Chairperson Biondolillo informed Mr. Gracey that any revisions were due by June 20, 2025, and that he would receive a letter in the mail outlining the Public Hearing information.

**6. Preliminary Review of a Site Plan Application for Burnman, LLC – proposal is to update the existing building and fuel station, located at 27117/119 NYS Route 3, tax parcel #75.17-1-18.2.**

Chairperson Biondolillo asked the Board to review the Preliminary Site Plan for Burnman, LLC. The project had previously received Site Plan Approval with Conditions on June 1, 2023; however, that approval had since expired. As such, the current application would be treated as a new submission. LeRoy Burnham was in attendance as the representative and provided a brief presentation.

Mr. Burnham stated that he was working with Valero and intended to install branded wrap canopy over the fuel pumps. The New York State Department of Environmental Conservation (NYS DEC) had issued a Consent Order to bring the underground fuel tanks into full regulatory compliance. The tanks had since been installed and were capable of receiving fuel. The fuel pumps had interior and exterior emergency shut-offs, fire extinguishers were located inside the building, and a fire hydrant was depicted on the corner of the western fire lane.

Chairperson Biondolillo requested clarification on the full scope of the project. Mr. Burnham indicated that he had resubmitted the previously approved Site Plan without modifications and was seeking approval for the same layout. It was noted that the prior Site Plan approval had only covered the BBQ restaurant and did not include gas station or convenience store operations. Mr. Burnham clarified that his intent was to upgrade the fuel station and open a convenience store in the front half of the existing building, with future plans to use the back half of the building to either expand the convenience store or add a sit-down BBQ restaurant.

Mr. Burnham reported that he had obtained a permit from the NYS Department of Health, although the status of that permit was unclear. He also stated that he had recently been in contact with Mr. Heukrath, a Senior Code Enforcement Officer with Jefferson County. Chairperson Biondolillo requested that written documentation from the County be submitted for the project file.

Member Young inquired about the anticipated timeline for opening the interior portion of the store and whether the space had been cleaned out. Mr. Burnham estimated that, pending permit approval, the store could be ready in approximately four months and stated that cleaning efforts were ongoing. Member Young noted that the site had previously experienced issues with prolonged outdoor clutter and emphasized the importance of maintaining site conditions.

The Board discussed that the conditions of approval from June 1, 2023 remained outstanding and would need to be resolved. These included clearing all fire lanes and removing any clutter, litter, and debris from the front of the property, as defined under the Town Code.

Due to the lack of required materials and incomplete information, the Board determined that the application did not meet all the requirements for preliminary review. The Board requested the following items be addressed prior to the next meeting:

**Site Plan Updates:**

- Clearly label the location of fuel pump emergency shut-offs (interior and exterior).
- Show the location of the trailer currently on-site.
- Indicate emergency access details (signage and/or Knox Box), with contact information posted near the main entrance.
- Clarify the intended interior use of the building:
  - Identify proposed operations (convenience store, food service, merchandise, etc.).
  - Provide a basic floor plan sketch showing the intended layout.

**Additional Requirements:**

- Submit written confirmation that all conditions from the June 1, 2023 approval have been satisfied.
- Include correspondence from Jefferson County Code Enforcement (e.g., letter from Kody Heukrath or permit confirmation).
- Submit the \$100.00 Site Plan Application fee.
- Submit the \$50.00 fee for 239-m County Planning Board Review.

No action was taken. The application was deemed incomplete and would require resubmission with the requested documentation. Chairperson Biondolillo informed Mr. Burnham that a letter outlining the Board’s findings and requirements would be mailed.

**7. 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 for the Calcium Fire Department’s Site Plan Application remained open from the November 7, 2024 meeting to allow for the completion of the environmental review. No members of the public were present to provide comments on the application.

**REPORT FROM THE ZONING ENFORCEMENT OFFICER**

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U-Haul, Holbrook Road: Mr. Shimel met with the local U-Haul manager to address the unauthorized number of vehicles parked in the front of the lot. The manager agreed to cease all new vehicle leases at this location. Existing leases would be removed as they expire. Mr. Shimel noted that U-Haul corporate headquarters may be preparing a new Site Plan application for the location.

Unsafe Building: Mr. Shimel reported that he would be conducting an inspection of a suspected unsafe structure on a farm located south of Walmart

Change of Tenant: The restaurant space formerly occupied by Yummy Kitchen had changed tenants and is now operating as Jam Rock Jamaican Restaurant.

Pivot Energy Solar: Mr. Shimel met with the project engineers to discuss North Martin Road evaluation procedures on site and anticipated a report soon. The site had installed culverts and marked intervals every 40 feet across 500 feet. The road appeared stable due to the presence of concrete beneath the surface, which helped reduce shifting.

Wewer Holdings, LLC (MS4 Compliance): Mr. Shimel met with BCA and Wewer Holding project representatives to review compliance requirements and the timeline for stormwater management improvements. A site inspection conducted approximately one-week prior revealed poor conditions; hay had been loosely scattered, significant rutting was observed from accessing the site when wet, and the stormwater settling pond had not yet been addressed.

Tractor Supply: The project had received final approval and construction had begun. Mr. Lundy was reportedly preparing Phase II plans for submission. Mr. Altieri expressed hope that progress on Phase II might influence the NYS DOT to approve the proposed “right-in/right-out” access off Route 11.

Jenkins Road Solar: Topsoil located outside the containment fence needed to be relocated. Mr. Shimel had authorized the contractor to back a truck up to the pile for removal, rather than disturb the site further by creating new ruts.

DG LeRay Solar (Decommissioning Plan): Project representatives were provided with a sample Decommissioning Plan from the Town of Orleans as a model. The developers initially declined to update their existing plan, stating that it had already been approved by the Planning Board. However, after consultation with the Town Attorney, it was clarified that because the plan had not received formal approval from the Town Board, the Planning Board retained the authority to request revisions.

## **ADJOURNMENT**

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A motion was made by Member Young and seconded by Member Meeks to adjourn the meeting at 7:58 PM. The vote went as follows:

Member Oatman:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Abstain	<input type="checkbox"/> Recuse	<input 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 Young:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Abstain	<input type="checkbox"/> Recuse	<input type="checkbox"/> Absent
Member Jefferds:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Abstain	<input type="checkbox"/> Recuse	<input checked="" 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.

Respectfully submitted,

*Morgan R. Melançon*

Morgan R. Melançon

Secretary to Planning and Zoning