

CALL TO ORDER

On June 11, 2025, the Town of LeRay Zoning Board of Appeals held their Work Session meeting in the Conference Room of the Town of LeRay Municipal Building. The meeting was called to order at 6:03 PM by Chairperson Oatman.

ROLL CALL

Member Favret:	☒ Present ☐ Absent
Member Mushtare:	☒ Present ☐ Absent
Member Robbe:	☒ Present ☐ Absent
Member O'Brien:	☒ Present ☐ Absent
Chairperson Oatman:	☒ Present ☐ Absent

Additionally, Lee Shimel – Zoning Enforcement Officer, Morgan Melançon – Secretary to Planning and Zoning, and Leland Carpenter – Town Supervisor, were in attendance.

ACCEPTANCE OF WORK SESSION MINUTES

The minutes from the October 2, 2024 Work Session meeting were reviewed by the Board. A motion to accept the Work Session minutes as drafted was made by Member Robbe and seconded by Member Mushtare. The vote went as follows:

Member Favret:	☒ Yes ☐ No ☐ Abstain ☐ Recuse ☐ Absent
Member Mushtare:	☒ Yes ☐ No ☐ Abstain ☐ Recuse ☐ Absent
Member Robbe:	☒ Yes ☐ No ☐ Abstain ☐ Recuse ☐ Absent
Member O'Brien:	☒ Yes ☐ No ☐ Abstain ☐ Recuse ☐ Absent
Chairperson Oatman:	☒ Yes ☐ No ☐ Abstain ☐ Recuse ☐ Absent

The motion passed.

WORK SESSION

1. Area Variance Application for Timothy Garner, located along US Route 11, tax parcel # 65.09-1-10.

Chairperson Oatman provided an overview of the requested area variance for an off-premises sign. The proposal involved the installation of a 253-square-foot, V-shaped LED billboard sign for advertising. Because the Town Code limits off-premises signs to a maximum of 32 square feet, the proposal would require a variance of 221 square feet.

The application had been referred to the Town Planning Board for advisory at their June 5, 2025, meeting. Chairperson Oatman read the Planning Board's recommendation letter into the record

(Attachment A). The Planning Board recommended denial of the variance, citing that the 2014 Zoning Code update had specifically limited the size of off-premises signage, including billboards, as a matter of public policy. This regulation had been in effect nine years prior to Mr. Garner’s purchase of the property in July of 2023.

An existing billboard along US Route 11 near the Lakes Home Center trailer park was mentioned for comparison; however, it was clarified that this sign predated the 1990s and was classified as a pre-existing, nonconforming sign under zoning regulations.

Chairperson Oatman expressed concern that granting such a variance could set a precedent that would encourage future billboard proposals, which could conflict with the Town’s long-term vision and regulatory intent. In light of the proposal’s potential implications, Chairperson Oatman asked the Board to consider whether the matter should be referred to the Town Board for additional input. The Board agreed that it should.

To further guide the discussion, Secretary Melançon referenced the “Sign Regulations – Purpose” section of the 2025 Comprehensive Plan, noting its relevance to the Board’s review of the proposed project.

The Board briefly reviewed the Area Variance statutory balancing test. In response to the first question, the applicant had indicated that the property was located within a Commercial Corridor (CC) and Mixed-Use (MU) District. Chairperson Oatman clarified for the record that the property was located solely in the Mixed-Use (MU) District.

ADJOURNMENT

A motion to adjourn the work session at 6:30 PM was made by Member Mushtare and seconded by Member Favret. The vote went as follows:

Member Favret:	☒ Yes	☐ No	☐ Abstain	☐ Recuse	☐ Absent
Member Mushtare:	☒ Yes	☐ No	☐ Abstain	☐ Recuse	☐ Absent
Member Robbe:	☒ Yes	☐ No	☐ Abstain	☐ Recuse	☐ Absent
Member O’Brien:	☒ Yes	☐ No	☐ Abstain	☐ Recuse	☐ Absent
Chairperson Oatman:	☒ Yes	☐ No	☐ Abstain	☐ Recuse	☐ Absent

The motion passed and the work session meeting adjourned.

Respectfully submitted,

Morgan R. Melançon

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Secretary to Planning and Zoning