

CALL TO ORDER

On February 5, 2026, 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 6:30 PM by Chairperson Biondolillo, who led the room in the Pledge of Allegiance.

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), Skye Horton (Valvoline Representative), and Michelle Nickles via telephone (Nickles Hauling Representative) were in attendance.

ACCEPTANCE OF MEETING MINUTES

The minutes from the January 8, 2026 regularly scheduled meeting were reviewed by the Board. A motion was made by Member Collette and seconded by Member Meeks 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.

CORRESPONDENCE AND COMMUNICATION

Chairperson Biondolillo asked if there was anyone in attendance who was not on the agenda and wished to address the Board. There was no response. Chairperson Biondolillo asked if there was any correspondence; there was none.

PROJECT REVIEW

- 1. Re-Approval of a Minor Subdivision Application for Nickles Hauling. The proposal is to re-approve a Minor Subdivision, originally approved by the Planning Board November 6, 2025, for the purpose of re-executing the subdivision plat maps after the applicant failed to file the maps with the County Clerk within the required 62-day timeframe, located at 26080 Eagle Ridge Road, tax parcel #64.20-1-22.21.**

Chairperson Biondolillo asked the Board to review the Preliminary Plat Map for Nickles Hauling, who was in attendance via teleconference as the project representative and provided a brief presentation.

The Planning Board had completed SEQR review and issued a Negative Declaration on November 6, 2025. The application was for re-approval only and no changes to the approved subdivision layout or scope were proposed. Therefore, no additional SEQR review was required, and the Board relied on the prior Negative Declaration.

A motion was made by Member Meeks and seconded by Member Jefferds to re-approve the Minor Subdivision for Nickles Hauling, as previously approved on November 6, 2025, for the purpose of re-executing the Subdivision Plat Map. 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.

- 2. Review of a Site Plan Modification Application for Sunni's Salon. The proposal is to install a 20' x 8' metal storage container behind the existing Salon building, located at 26298 US Route 11, tax parcel #65.17-1-7.**

Chairperson Biondolillo asked the Board to review the Site Plan Modification for Sunni's Salon. Mr. Todd was in attendance as the projects authorized representative and provided a brief presentation.

The proposed storage container was to be placed behind the existing building, screened from US Route 11, and would not be attached to the building. The container would take up an existing parking space, however the remaining five (5) spots met code requirements. The Board noted that the drawings listed the County as being St. Lawrence and requested revised drawings be provided with the correct County listed (Jefferson County).

In considering whether to grant the Site Plan Modification, the Planning Board reviewed whether the proposed changes were consistent with the objectives and purpose of the Zoning Code and whether the modification would result in any new or increased adverse impacts. The Board made the following findings:

- There would be no change in use or intensity from what was previously approved.
- There would be no significant increase in traffic generation.
- There would be no increase in wastewater flow.
- There would be no increase in water consumption.
- There were no adverse impacts to pedestrian or vehicular circulation.
- There would be no increase in parking demand, nor any reduction in parking adequacy.
- There would be no increase or material change in exterior lighting.
- There would be no change in building height or exterior façade.
- There were no new adverse impacts to public health, safety, or welfare.
- The modification continued to meet all applicable zoning requirements.

The Planning Board had previously completed SEQR review for the approved Site Plan and issued a Negative Declaration by motion of the Board, as reflected in the official meeting minutes dated June 2, 2016. The Board determined that the proposed modification would not result in any new or increased potential environmental impacts that were not previously reviewed. Accordingly, no additional review under SEQRA was required, and the Board would rely upon the previously issued Negative Declaration.

Pursuant to §158-145 of the Town Code, the Planning Board could waive certain application or procedural requirements in consideration of the objectives outlined in §158-142. As the proposed Modification did not introduce any new or increased impacts to county or intermunicipal interests beyond those previously reviewed, a motion was made by Member Jefferds and seconded by Member Collette to waive the requirement for County referral pursuant to General Municipal Law §239-M. 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. A motion was made by Member Jefferds and seconded by Member Collette to waive the requirement for a public hearing, finding that the proposed changes were minor in nature and would not result in any new or increased impacts. 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. Chairperson Biondolillo asked whether the Board had any additional comments or questions prior to voting on the application. The Board discussed whether a stipulation should be

added regarding the on-site storage container. Members expressed concern that storage containers were typically permitted as temporary structures and questioned what would occur if ownership or use of the property were to change.

Discussion followed regarding whether the stipulation should be triggered by a change in use, a change in ownership, or both. Chairperson Biondolillo stated that the intent would be to allow the storage container only so long as the current owner maintained an active business operation at the site.

The Board discussed that, if the property were sold or the current business use were to cease, the storage container should be removed unless new approval was obtained. It was suggested that the requirement be tied directly to the Zoning Permit and clearly state that the allowance for the storage container would expire upon a change in ownership or use.

A motion was made by Member Collette and seconded by Member Moran to grant final approval of the Site Plan Modification, with the condition that the storage container was permitted only in conjunction with the current approved business use and ownership. In the event of a change in ownership or cessation or change of use of the property, the storage container shall be removed unless otherwise authorized by the Planning Board and/or Zoning Enforcement Officer, as applicable. 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.

3. Public Hearing @ 6:30 PM for a Site Plan Application for Valvoline Instant Oil Change. The proposal is to construct a new Valvoline automotive maintenance service building, located at 26470 Herrick Drive, tax parcel #64.20-1-38.1.

Chairperson Biondolillo asked the Board to review the Preliminary Site Plan for Valvoline Instant Oil Change. Skye Horton of APD Engineering was in attendance as the authorized representative and provided a brief presentation, noting that the stop bar had been relocated in accordance with the Board’s prior request.

Chairperson Biondolillo commented on existing traffic conditions at the shared access drive when she had recently visited, noting congestion due to the snow narrowing the available travel space. Member Jefferds noted that vehicles waiting in the Taco Bell drive-through could make ingress and egress difficult, although the proposed exit-only driveway for the Valvoline site would help improve traffic flow. Member Collette observed that Taco Bell experienced higher traffic volumes during evening and dinner hours, which should be considered when both businesses were operating concurrently.

Chairperson Biondolillo reviewed the status of outstanding project items, noting that the Sidewalk Easement remained pending. Ms. Horton stated that the Cross Access Easement was already in place

and that she would provide a copy of the executed agreement and its terms for the record. The Developer Agreement had been executed, and the required fees had been paid.

Concerns related to New York State Department of Environmental Conservation (NYS DEC) permitting were discussed, and the applicant confirmed that all required permits would be obtained prior to the commencement of construction.

Chairperson Biondolillo reminded the applicant that prior correspondence had been sent regarding coordination with the New York State Department of Transportation (NYS DOT), specifically related to the proposed water main connection. Town Engineer Mike Altieri noted that the work would occur within the right-of-way and would therefore require a permit. Ms. Horton stated that coordination with NYS DOT was underway.

Lead Agency letters had been circulated to the NYS DOT, NYS DEC, and the NYS Department of Health (DOH). No agency objected to the Planning Board serving as Lead Agent and comments on the project were received from NYS DEC and NYS DOT.

The Planning Board reviewed comments received from NYS DEC (attachment A), including notice that the project was located within a Potential Environmental Justice Area, as defined under 6 NYCRR Part 617.2(l). NYS DEC recommended that the Lead Agency consider Environmental Justice issues in its review of the physical conditions that may be affected by the proposed action. In response, the Board evaluated whether the proposed use would introduce impacts beyond those typical of similar commercial uses. The Board specifically considered the following:

- Whether the proposed use would introduce air emissions, odors, or fumes beyond what is typical for similar automotive service facilities;
- Whether noise levels would increase beyond normal commercial activity;
- Whether petroleum products or chemicals would be handled on-site and whether appropriate containment and regulatory controls are proposed;
- Whether site lighting, traffic, or hours of operation would create disproportionate impacts on nearby residents.

The Board determined that the proposed project would not introduce air emissions, odors, fumes, noise, lighting, traffic, or operational impacts beyond what was typical for similar commercial uses. While petroleum products would be handled on-site as part of normal operations, appropriate containment measures and regulatory controls were proposed.

The Board reviewed Part 2 of the Short Environmental Assessment Form (SEAF) and determined that the proposed action would not result in any significant environmental impacts. Part 3 of the SEAF was completed to support this determination. A motion was made by Member Meeks and seconded by Member Moran to issue a Negative Declaration. 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: Yes No Abstain Recuse Absent
 Member Russell: Yes No Abstain Recuse Absent
 Chairperson Biondolillo: Yes No Abstain Recuse Absent

The motion passed. Pursuant to General Municipal Law §239-m, the project was referred to the Jefferson County Planning Board for review at their January 27, 2026 meeting. Their meeting was cancelled due to weather and comments were instead provided by County Planning staff as follows:

- (a) The applicant should contact the NYS DOT to obtain permits for the proposed drainage inter-connection with the existing US Route 11 drainage facility and the municipal water connection.
- (b) A Jefferson County Building Permit will be required.
- (c) Consistent with the Town Zoning Law requirement for adjacent parcel connectivity along the US Route 11 divided highway, Article XII §158-84, the local board should consider whether Herrick Drive provides sufficient vehicular access to the adjacent parcels to the northeast.
- (d) The purpose statement for Commercial Corridors in Zoning Districts is to provide pedestrian connectivity as indicated in Article V, §158-23. Therefore, the Town should consider requiring the sidewalk connection between the Taco Bell parcel and the shopping plaza sidewalk. In addition, provisions for all users including pedestrians is consistent with the Town’s Complete Streets Policies found in the LeRay Comprehensive Plan – 2025.
- (e) Pursuant to §158-60, the local board should ensure any material separation requirements are met from the Town water supply across US Route 11.
- (f) The Town engineer should review the drainage and utility plans to ensure the onsite stormwater increase from impervious surfaces will be treated onsite, prior to entering the US Route 11 drainage swale.
- (g) The local board should request a façade view with the type of building materials to be submitted to ensure the Town’s building design standards will be met for the project within the Commercial Corridors Zoning District, §158-34.
- (h) The applicant should confirm whether Dark Sky compliant fixtures will be utilized to ensure potential light impacts on Fort Drum training activities will be minimized, pursuant to §158-75, paragraph D.
- (i) Signage details should be provided to ensure the Town sign regulations are met, §158-97.

Chairperson Biondolillo opened the Public Hearing at 6:58 PM and Secretary Melançon read the Public Hearing Notice as published in the Watertown Daily Times on January 23, 2026. Chairperson Biondolillo opened the floor for public comments. Hearing none, a motion was made by Member Collette and seconded by Member Jefferds to close the Public Hearing at 6:59 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 Jefferds: Yes No Abstain Recuse Absent

Member Russell: 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 approve the Preliminary Site Plan. 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. A motion was made by Member Jefferds and seconded by Member Collette to review the Final Site Plan. 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. Mr. Altieri reviewed discussed the proposed oil/water separator (OWS). While Town Code generally preferred exterior units for ease of access and maintenance, Mr. Altieri stated that given the nature of the use, the proposed interior location would be preferred provided that adequate access was ensured. The Town Sewer Operator may require 24-hour access to the unit, including key access if necessary, and access to maintenance logs. The applicant was advised to include all related drawings and details with the water and sewer submittal.

Mr. Altieri noted that the water service plans depict backflow prevention measures and inquired if a construction schedule had been submitted. Mrs. Horton indicated that it may be included on one of the plan sheets. For coordination of water and sewer tapping, Mr. Altieri recommended scheduling a pre-construction meeting once seasonal conditions allow, in order to coordinate work with the Town’s utility personnel.

Chairperson Biondolillo stated that the Board had been encouraging new construction projects to include installation of a Knox Box to provide emergency access for first responders. While not currently required by Code, the Board requested that a Knox Box be incorporated into the building plans and noted that such provisions would be considered for future code updates.

A motion was made by Member Collette and seconded by Member Meeks to grant Conditional Site Plan approval subject to the following conditions:

1. Finalization and execution of the Sidewalk Easement.

2. Submission and acceptance of updated plans reflecting the required Sidewalk Easement language, to be shown on the revised survey and accompanied by appropriate documentation.
3. Finalization and execution of the Maintenance Agreement between the subject property and the adjacent property (Taco Bell), to be signed by both parties.
4. Receipt of required correspondence from NYS DEC, including confirmation of sewer capacity, as applicable.
5. Incorporation of a Knox Box into the building plans.
6. Final plans are to be administratively signed by the Chairperson upon satisfaction of all conditions.

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. Mrs. Horton was informed that she would receive a letter in the mail outlining the result of the Public Hearing.

4. 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 remained open from the November 7, 2024 Planning Board meeting to allow for the completion of the environmental review.

Chairperson Biondolillo clarified the purpose of the discussion before opening Board deliberation. The hydrogeologist report prepared for the project was part of the ongoing SEQR review and was commissioned for a limited and specific purpose: to evaluate whether a potential contaminant released on the project site could reasonably migrate toward and be captured by the A-Site public water supply wells.

The report was not a town-wide aquifer study or Wellhead Protection Plan, but rather a site-specific analysis intended to assist the Board in addressing a remaining SEQR question regarding potential impacts to the public water supply. The Board’s role that evening was to discuss the report’s findings and consider, under SEQR, whether the identified potential impact should be classified as insignificant, moderate, or large. She noted that the report addresses potential risk pathways rather than confirmed contamination. With that framework established, Chairperson Biondolillo opened the discussion.

Town Engineer Mike Altieri provided background information regarding the A-Site wells. He explained that the wells were drilled south of the housing development off Route 11 and was currently the most

prolific water source in the Town, nearly doubling the Town's water yield inventory. He described the wells as having unique characteristics, overlaid by sand and bedrock, functioning as a hybrid system. When in operation, the wells create a "cone of influence," drawing groundwater toward the well. Due to the wells' productivity, the cone of influence was relatively steep, meaning contaminants released in proximity could potentially migrate toward the wells.

Mr. Altieri referenced the hydrogeologist's conclusion that the wellfield was vulnerable to contamination if a sizable and uncontrolled spill were to occur at the Fire District property. He noted that the general protective zone around the wells was approximately 200 feet, although the zone of influence may extend beyond that boundary. He also discussed surrounding properties within the broader influence area, including nearby residential housing and drainage from Route 11, while noting that the A-Site wells currently maintained relatively low chloride levels.

Chairperson Biondolillo stated that the hydrogeologist did not express opposition to development on the site but identified potential vulnerability. She observed that similar risks could exist under other forms of development, such as residential use, and that the Fire Department had proposed mitigation measures to reduce risk.

It was noted that the Fire Department had removed the proposed oil tank and would utilize sand rather than salt for winter maintenance. Any vehicle repairs would occur indoors and discharge through an oil/water separator. Firefighting training activities involving the use of fire-fighting chemicals would not occur on-site, and routine vehicle maintenance would be performed off-site or inside the truck-bay where floor drainage was directed to the oil/water separator.

Chairperson Biondolillo discussed potential safeguards should the project proceed, including periodic inspections or monitoring requirements. Mr. Altieri suggested that monitoring wells could be installed to serve as test points to detect potential contamination. The possibility of auto-sampling equipment was discussed, although it was noted that such systems may be costly.

Member Collette inquired about enforcement responsibility should mitigation measures be imposed. Chairperson Biondolillo stated that enforcement could involve coordination between the NYS DOH, engineering staff, and the Fire Department. Discussion followed regarding whether specific safeguard language would need to be incorporated into the Planning Board's approval.

The Board discussed SEQR impact classification. Chairperson Biondolillo stated that the Board must determine whether the potential impact was insignificant, moderate, or large. If determined to be moderate, the project could still proceed with mitigation measures identified in Part 3 of the Environmental Assessment Form. If classified as large, preparation of an Environmental Impact Statement (EIS) could be required. Mr. Altieri indicated he could assist the Board in drafting technical language for SEQR findings.

The hydrogeologist's written conclusion was referenced, which stated that the wellfield was likely vulnerable to contamination released at the Fire District property and that a sizable and uncontrolled release could eventually be captured by the A-Site wells. It was noted that groundwater migration could take twenty (20) days or more depending on conditions. Member Moran stated that with the mitigation measures discussed, it would likely require a significant release for contamination to occur. Mr. Carpentar raised procedural questions regarding potential conditions of approval and how they would be addressed if the Fire Department agreed to some, but not all, proposed safeguards.

No determination under SEQR was made during the meeting. The Board reviewed and discussed the hydrogeologist report but agreed to defer any classification of impact until comments were received from Jefferson County.

Chairperson Biondolillo stated that the hydrogeologist report constitutes new substantive information that was not available during the prior County review. A motion was made by Member Collette and seconded by Member Jefferds to resubmit the project to Jefferson County for review pursuant to General Municipal Law §239-m, including the hydrogeologist report and any updated materials. 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. No members of the public were present to offer comments. The Board would keep the Public Hearing open to be continued at the next regularly scheduled meeting on March 5, 2026 at 6:30 PM. No action was taken on the project, and written comments would still be accepted by the Planning Office in the interim.

ADJOURNMENT

A motion was made by Member Moran and seconded by Member Jefferds to adjourn the meeting. 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 7:37 PM.

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



January 29, 2026

Attachment A

Town of Leray
8650 LeRay Street
Evans Mills, NY 13637
Via email only: clerk@townofleray.org

RE: SEQR Lead Agency Request
Valvoline Instant Oil Change 26470 Herick Drive Lot 2A
Town of Leray, Jefferson County

Dear Requestor:

New York State Department of Environmental Conservation (DEC) received your request on January 6, 2026, regarding Lead Agency coordination for the proposed project listed above. DEC has no objection for the Town of Leray Planning Board to act as lead agency for the above project. Below are the department's comments:

Freshwater Wetlands:

There is regulated Class 1 NYS Freshwater Wetland Adjacent Area on the property. It appears that the project will impact approximately 0.27 acres of regulated adjacent area. However, since the site was previously filled, significant impacts to the wetland are not anticipated. The applicant has applied for an Article 24 Freshwater Wetlands permit from NYSDEC.

Environmental Justice Area:

The project is located within a Potential Environmental Justice Area. We strongly suggest the Lead Agency considers Environmental Justice issues in their review of the physical conditions that will be affected by the proposed action per Part 617.2(l). More information on Environmental Justice can be found on the DEC's website at <https://dec.ny.gov/get-involved/environmental-justice/related-policy-regulations>.

Historic Resources:

The project location is within a mapped Archeological Site of Sensitivity. We suggest contacting the New York State Office of Parks, Recreation and Historic Preservation for more information. <https://parks.ny.gov/shpo/>.

Petroleum Bulk Storage:

Regulated aboveground tanks within 500 feet of wetlands require secondary containment of the tank and fill port.

This applies where wetlands are proximate to proposed development and business use implies petroleum tanks are present.

SPDES General Permit for Construction Activity (GP-0-25-001):

If one or more acres is disturbed, coverage under New York State's General Stormwater permit GP-0-25-001 will be required. The developer is required to apply for coverage under New York State's General Stormwater permit GP-0-25-001 prior to starting construction. A Stormwater Pollution Prevention Plan is required. The link to submit a Notice of Intent (GP-0-25-001) is <https://www.dec.ny.gov/chemical/43133.html>.

Water:

The proposed sanitary connection is to the Fort Drum Sewer Line and ultimately conveyed to the City of Watertown wastewater pollution control facility for treatment.

A Basis of Design is requested to provide flowrate determination as well as fluids handling (petroleum, rinse water, treatment, stormwater, etc.). A sufficient capacity certification letter will be required from both the Development Authority of the North Country (DANC) and the City of Watertown prior to DEC approval.

Any new connection to an existing water system must be reviewed and approved by the water service provider to certify their ability and willingness to serve the proposed area. A modification to the water service provider's Water Withdrawal Permit may be required if the withdrawal for the new connection would cause the provider to exceed their permitted capacity.

Wildlife:

Any tree clearing or removal should be conducted during the November 1 - March 31 time period in order to minimize impacts to endangered bat species in the area.

We cannot provide a definitive statement as to the presence or absence of all rare or state-listed species or significant natural communities. This information should not be substituted for on-site surveys that may be required for environmental impact assessment. Depending on the nature of the project and conditions at the project site, further information from on-site surveys or other sources may be required to fully assess impacts on biological resources.

Our databases are continuously being updated and amended. If this proposed project is still under development one year from now, we recommend that you contact us again so that we may update this response with the most current information.

Thank you for contacting us regarding this matter. If you have any questions with this letter, I can be reached at (315) 785-2245 or shannon.peterson@dec.ny.gov.

Sincerely,

Shannon Peterson

Program Aide