Town of LeRay

Planning Board Work Session Minutes July 9, 2026

CALL TO ORDER

On July 9, 2026, 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 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, Leland Carpenter, and Morgan Melançon (Secretary to Planning & Zoning) were in attendance.

ACCEPTANCE OF WORK SESSION MINUTES

The minutes from the June 4, 2026 work session meeting were reviewed by the Board. A motion was made by Member Jefferds and seconded by Member Moran to accept the minutes as drafted. The vote went as follows:

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. **Minor 2 Lot Subdivision Application for Arctic Fox Property Group, located at the intersection of Call Road and County Route 46, tax parcel #45.00-3-35.74.**

   The Board reviewed the preliminary plat and noted that the application was straightforward. No modifications had been requested, and a public hearing was scheduled for later that evening.

2. **Lot Line Adjustment Application for Troy Chisamore, located at 25325 County Route 16, tax parcel #54.19-2-22.131.**

The Board briefly discussed the application. It was noted that Mr. Chisamore owned the adjoining lot involved in the proposed lot line adjustment. The application was described as straightforward, and the Board had no comments at that time.

3. **Minor 2 Lot Subdivision Application for Michael Gracey, located at 27123 NYS Route 283, tax parcel #75.09-1-2.**

   The Board reviewed the application and noted that the proposed lots met the required setbacks. It was also noted that the property was served by Town water. The Board noted that the easement for the Town well should be noted on the plat.

4. **Minor 2 Lot Subdivision Application for Mary Desrosier, located at 34091 Drake Road, tax parcel #44.00-3-8.2.**

   The Board discussed the proposed subdivision configuration. The Board questioned whether the narrow portion of the proposed lot was wide enough to function as part of the lot and requested additional clarification.

5. **Minor 2 Lot Subdivision Application for Brian Kampnich, located at 30142 NYS Route 37, tax parcel #54.00-3-14.1.**

   Mr. Shimel reviewed the plat with the Board, noting the existing gunsmithing business located on the adjoining parcel. The Board discussed the proposed configuration of the new lot, including its extended length which was intended to be used for a shooting range. Chairperson Biondolillo stated that she did not consider the proposed configuration to be a flag lot by definition due to the frontage/access at the front of the parcel. The Board discussed that the layout functioned somewhat like a reverse flag lot, but that there appeared to be a purpose for the proposed configuration.

REPORT FROM ZONING ENFORCEMENT OFFICER

Zoning Board of Appeals (ZBA): Mr. Shimel reported that the Zoning Board of Appeals granted a side yard area variance for a property located on Twin Oaks Drive. The applicant had requested a five-foot variance, and the ZBA ultimately approved a four-foot variance.

Yummy Kitchen: Mr. Shimel reported that Yummy Kitchen had built over the sewer pit and that there was a camper on the property connected to it. A meeting regarding the matter was scheduled for July 17, 2026.

Violations: Three to four properties were issued a violation notice for fence violations. Additionally, there was a violation of unpermitted animals along Route 11. Mr. Shimel stated that a letter would be sent the following day providing two weeks for removal.

Big Apple Plaza: Mr. Shimel reported on a potential subdivision at Big Apple Plaza/Laundry 24. The property appeared to have sufficient acreage, frontage, and distance between the two buildings, and no variances appeared to be needed. The cross access and maintenance agreement between the laundry and plaza may need to be addressed by the Planning Board.

Valvoline Sign Permit: Mr. Shimel reported that he had received a sign permit application for Valvoline, including one freestanding sign off Herrick Drive.

Wal-Mart Pickup Expansion: Mr. Shimel received an email from a Wal-Mart representative regarding a possible pickup expansion.

REPORT FROM THE PLANNING BOARD CHAIRPERSON

7-Eleven: Chairperson Biondolillo stated that an email had been sent a few month prior to the parties involved regarding what would be required before the matter could proceed further. The financial responsibility for each required item would also need to be clarified.

National Grid Transmission Line / SEQR Lead Agency Coordination: Correspondence was received from the NYS Department of Environmental Conservation (DEC) regarding SEQR Lead Agency status for a National Grid Coffeen–Black River Transmission Line Project. Chairperson Biondolillo stated that she and Mr. Shimel had requested a meeting with the representative from National Grid.

It was noted that the project did not appear to involve work at the substation similar to the prior project reviewed by the Town. The Board discussed that additional information was needed regarding a proposed marshalling yard on LaFave Road. Mr. Shimel stated that the project appeared to involve replacing existing poles and installing more up-to-date structures.

Renewable Energy Facilities and BESS: The moratorium on Renewable Energy Facilities and Battery Energy Storage Systems (BESS) regulations had expired. The Planning Board would discuss at the regular meeting whether they would make a recommendation to the Town Board in support of issuing an extension of the moratorium.

Burnman, LLC: The Board acknowledged that the Site Plan would not be considered expired, as Mr. Burnham had satisfied the Board's requirements, received approval, completed the work, and had been issued a building permit from the Jefferson County Code Enforcement office.

Wewer - Sewer Compliance: Member Collette asked about the status of the Wewer project. Mr. Shimel stated that the Town Board had reviewed several options to resolve MS4 compliance issues and that the Town Board was expected to determine how to proceed at its meeting the following Thursday.

ADJOURNMENT

A motion to adjourn the work session was made by Member Meeks and seconded by Member Collette. The vote went as follows:

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