

CALL TO ORDER

On May 7, 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 lead 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 Jefferds: 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), Nathan Toutant (Clerk to the Supervisor), Michael Altieri via telephone (Town Engineer), Jan Oatman (Zoning Board of Appeals Chair), and Jeffrey Grill were in attendance.

ACCEPTANCE OF MEETING MINUTES

The minutes from the April 2, 2026 regularly scheduled meeting were reviewed by the Board. A motion was made by Member Meeks and seconded by Member Jefferds 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 Jefferds: 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 that wished to address the Board. There was no response.

Chairperson Biondolillo stated that correspondence was received from counsel for the Calcium Fire District concerning the ongoing SEQR review and the Planning Board’s role as Lead Agency Correspondence from the Town Attorney was also received in response, addressing those concerns and affirming the Planning Board’s authority to continue its SEQR review. Both items of correspondence were entered into the record and retained as part of the application file.

Supervisor Carpenter discussed a promotional pamphlet for “The Nexus Janus Campus” that had been provided to the Board, which described a potential large-scale data center and energy campus in LeRay involving approximately 1,195 acres and highlighting power, solar, water, fiber, and Fort Drum proximity as key site considerations.

Supervisor Carpenter stated that other municipalities had considered temporary moratoriums while reviewing data center development due to the lack of specific local regulations. He noted that he had contacted another municipal supervisor to request any available information they had. Potential issues with data centers were discussed, to include water demand, power demand, community acceptance, noise, construction impacts, long-term employment, and the need for additional energy infrastructure. It was noted that many questions would need to be addressed if a formal data center proposal were submitted to the Town.

PROJECT REVIEW

1. Public Hearing @ 6:30 PM for a Minor 2 Lot Subdivision Application for Jeffrey Grill. The proposal is to subdivide an existing 29.5-acre lot into 2 parcels, with Lot 1 being 8.41 acres, and the remaining Lot 2 being 21.09 acres, located at 30391 Elm Ridge Road, tax parcel #55.00-1-4.1.

Chairperson Biondolillo asked the Board to review the Preliminary Plat for Jeffrey Grill, who was in attendance as the project representative and provided a brief presentation. The Area of Special Flood Hazard was depicted on the plan as requested, as well as the location of the septic and wells. Chairperson Biondolillo reminded Mr. Grill that he would need a Driveway Permit from the Town as well.

Chairperson Biondolillo opened the Public Hearing at 6:34 PM and Secretary Melançon read the Public Hearing Notice as published in the Watertown Daily Times on April 23, 2026. Chairperson Biondolillo opened the floor for public comments. Hearing none, a motion was made by Member Collette and seconded by Member Moran to close the Public Hearing at 6:35 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. Chairperson Biondolillo asked the Board if they had any further comments or questions. Hearing none, the Board determined that the Preliminary Plat met all requirements for review with no additional changes. A motion was made by Member Oatman and seconded by Member Jefferds 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 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 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 Jefferds: Yes No Abstain Recuse Absent
 Member Russell: 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 Moran and seconded by Member Oatman 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 Jefferds: Yes No Abstain Recuse Absent
 Member Russell: Yes No Abstain Recuse Absent
 Chairperson Biondolillo: Yes No Abstain Recuse Absent

The motion passed. Chairperson Biondolillo informed Mr. Grill that he would receive a letter in the mail outlining the Board's decision.

2. Continuation of Public Hearing @ 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.

The Planning Board continued their review of the Site Plan Application for the Calcium Fire Department. The Public Hearing for the application was opened on November 7, 2024 and has remained open to allow for completion of the environmental review process.

Chairperson Biondolillo opened the floor for public comments; there were none. The Board continued their review of the draft Full Environmental Assessment Form (FEAF) Part 2. During the April 2026 meeting, the Board identified the following areas as having potential moderate to large impacts: Section 4, Impact on Groundwater; Section 13, Impact on Transportation; Section 16, Impact on

Human Health; and Section 17, Consistency with Community Plans. These impacts were further discussed during the Work Session prior to the regular meeting. Chairperson Biondolillo asked whether the Board had any additional comments on FEAF Part 2. Hearing none, a motion was made by Member Collette and seconded by Member Moran to accept FEAF Part 2 as completed and reviewed by the Planning Board.

- 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. Chairperson Biondolillo stated that the Board would review FEAF Part 3, which provided the Board’s reasoning for the areas identified in FEAF Part 2 and supported the Board’s determination of significance under SEQR.

The draft FEAF Part 3 materials were reviewed. The reasoning addressed the potential impacts previously identified by the Board, including groundwater, transportation, human health, and consistency with community plans. The Part 3 materials also recognized revisions made by the applicant during the review process, while noting that additional evaluation would be necessary to assess potential impacts, mitigation measures, and reasonable alternatives through preparation of an Environmental Impact Statement (EIS).

Chairperson Biondolillo asked whether there were any further edits, additions, or corrections to FEAF Part 3. Hearing none, a motion was made by Member Meeks and seconded by Member Moran to accept FEAF Part 3 as completed and reviewed, as the Board’s written reasoning in support of its SEQR determination of significance.

- 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 Jefferds to adopt Resolution No. 1 of 2026 of the Town of LeRay Planning Board, prepared by Town Attorney James Burrows, issuing a Positive Declaration under SEQR for the Calcium Fire Department Site Plan Application and requiring the preparation of an EIS based on the Board’s determination that the proposed action may result in one or more significant adverse environmental impacts.

- 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. Following adoption of the Positive Declaration, it was noted that the Notice would be filed and distributed in accordance with SEQR requirements, including submission to the NYS Department of Environmental Conservation Environmental Notice Bulletin.

A motion was made by Member Oatman and seconded by Member Meeks to direct the applicant to prepare and submit a draft scope for the EIS addressing the areas of concern identified by the Board in FEAF Part 2 and Part 3.

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. The project would be placed on a future Planning Board agenda after the draft scope had been submitted and was ready for Board review. In the interim, the Public Hearing would remain open and public comments would continue to be accepted.

ADJOURNMENT

A motion was made by Member Moran and seconded by Chairperson Biondolillo 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 7:17 PM.

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