

Town of LeRay

Planning Board Work Session Minutes

November 6, 2025

CALL TO ORDER

On November 6, 2025, 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 Oatman: Present Absent
Member Collette: Present Absent
Member Meeks: Present Absent
Member Moran: Present Absent
Member Jefferds: Present Absent
Chairperson Biondolillo: Present Absent

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

ACCEPTANCE OF WORK SESSION MINUTES

The Work Session Minutes, from the October 2, 2025 meeting, were reviewed by the Board. A motion was made by Member Moran 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 Jefferds: Yes No Abstain Recuse Absent
Chairperson Biondolillo: Yes No Abstain Recuse Absent

The motion passed.

WORK SESSION

1. **4 Lot Minor Subdivision for Nickles Hauling, LLC, located at 26080 Eagle Ridge Rd, tax parcel #64.20-1-22.21.**

No changes were noted from the previous meeting.

2. **Site Plan Application for the Precision Wash, located at 27271 Anabel Avenue, tax parcel #65.00-1-47.8**

The Board reviewed the Preliminary Site Plan and noted that the notation “proposed building” should be removed. Mr. Shimel recommended adding signage for EV-only parking. Chairperson Biondolillo said the project would require referral to the County Planning Board.

3. Site Plan Application for the Calcium Fire Department, located at 24882 Stalder Road, tax parcel #74.12-1-19.

No changes were noted from the previous meeting. Updates would be provided as they became available.

REPORT FROM ZONING ENFORCEMENT OFFICER

Adam KoKinda – Mr. KoKinda had expressed interest in developing his property on US Route 11, north of Martin Road North, for agricultural tourism. Mr. Shimel said he would request additional information regarding his plans.

REPORT FROM PLANNING BOARD CHAIRPERSON

Chairperson Biondolillo reported that the Site Plan approval for JORANCO, LLC, otherwise known as Pick N Go Property Waste Services, would expire on December 5, 2025. Currently, their approval was contingent on the Board receiving written confirmation from the NYS DEC verifying that the tanks located on the property were properly registered. It was her understanding that they would be requesting an extension.

ADJOURNMENT

A motion to adjourn the work session was made by Member Collette and seconded by Member Meeks. 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
- Chairperson Biondolillo: Yes No Abstain Recuse Absent

The motion passed and the meeting adjourned at 6:20 PM.

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