

Town of LeRay

PLANNING BOARD MEETING AGENDA

July 10, 2025

<u>Work Session:</u>	6:00 PM
<u>Regular Meeting:</u>	6:30 PM
<u>Location:</u>	Conference Room – 8650 LeRay Street, Evans Mills, NY 13637
<u>Chairperson:</u>	Deborah Biondolillo
<u>Board Members:</u>	Patrick Collette, Lisa Meeks, Thomas Moran, Kerry Young, Brian Jefferds, Clarke Oatman
<u>Contact Person:</u>	Morgan Melançon, clerk@townofleray.org

WORK SESSION AGENDA:

1. Call to Order
2. Roll Call
3. Approval of Work Session Minutes from June 5, 2025
4. Open Work Session
 - 2-Lot Minor Subdivision Application for **Robert Gracey**, located along Porter Road, tax parcel #75.13-1-3.
 - 2-Lot Minor Subdivision Application for **Michael Gracey**, located at 23874 Gracey Road, tax parcel #75.00-1-14.3.
 - 2-Lot Minor Subdivision Application for **Joseph Converse**, located at 26109 Cottontail Drive, tax parcel #74.16-2-3.11.
 - Site Plan Application for **Burnman, LLC**, located at 27117/119 NYS Route 3, tax parcel #75.17-1-18.2.
 - Site Plan Application for the **Calcium Fire Department**, located at 24882 Stalder Road, tax parcel #74.12-1-19.
 - Lot Line Adjustment Application for **Sherri Wolfe**, located at 29624 Martin Road North, tax parcel #55.00-1-28.11.
 - Lot Line Adjustment Application for **Frank Gerlack**, located at 26732 NYS Route 342, tax parcel #75.05-1-52.
 - 2-Lot Minor Subdivision Application for **Peter & Marjorie Marshall**, located at 25788 Pink Schoolhouse Road, tax parcel #44.00-3-22.4.
 - 2 Lot Minor Subdivision Application for **Feng Qi Realty, LLC**, located along Herrick Drive, tax parcel #64.20-1-38.
5. Adjourn the Work Session

REGULAR MEETING AGENDA:

1. Open the Meeting
2. Pledge of Allegiance
3. Approval of Meeting Minutes from June 5, 2025
4. Correspondence and Communication
5. **Public Hearing @ 6:30 PM for a 2-Lot Minor Subdivision Application for Robert Gracey.** The proposal is to subdivide an existing 91.39-acre parcel into 2 lots: Lot 1 = 50.16 acres, and the remaining Lot 2 = 41.23-acres, located along Porter Road, tax parcel #75.13-1-3.
6. **Public Hearing @ 6:30 PM for a 2-Lot Minor Subdivision Application for Michael Gracey.** The proposal is to subdivide an existing 46.05-acre parcel into 2 lots: Lot 1 = 1.00 acre, and the remaining Lot 2 = 45.05-acres, located at 23874 Gracey Road, tax parcel #75.00-1-14.3.
7. **Public Hearing @ 6:30 PM for a 2-Lot Minor Subdivision Application for Joseph Converse.** The proposal is to subdivide an existing 45.4-acre parcel into 2 lots: Lot 1 = 7.25 acres, and the remaining Lot 2 = 38.15-acres, located at 26109 Cottontail Drive, tax parcel #74.16-2-3.11.
8. **Preliminary Review of a Site Plan Application for Burnman, LLC** – proposal is to update the existing building and fuel station, located at 27117/119 NYS Route 3, tax parcel #75.17-1-18.2.
9. **Continuation of Public Hearing @ 6:30 PM for a Site Plan Application for the Calcium Fire Department** – 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.
10. **Review of a Lot Line Adjustment Application for Sherri Wolfe** – proposal is to transfer 0.85 acres from tax parcel #55.00-1-28.11 (sender) to tax parcel #55.00-1-17 (receiver), located at 29624 Martin Road North, tax parcel #55.00-1-28.11.
11. **Review of a Lot Line Adjustment Application for Frank Gerlack** – proposal is to transfer 0.24 acres from tax parcel #75.05-1-52 (sender) to tax parcel #75.05-1-53 (receiver), located at 26732 NYS Route 342, tax parcel #75.05-1-52.
12. **Preliminary Review of a 2-Lot Minor Subdivision Application for Peter & Marjorie Marshall** – proposal is to subdivide an existing 7.54-acre parcel into 2 lots: Lot 1 = 1.91 acres, and the remaining Lot 2 = 5.63-acres, located at 25788 Pink Schoolhouse Road, tax parcel #44.00-3-22.4.
13. **Preliminary Review of a 2-Lot Minor Subdivision Application for Feng Qi Realty, LLC** – proposal is to subdivide an existing 2.8-acre parcel into 2 lots: Lot 1 = 1.5 acres, and the remaining Lot 2 = 1.3-acres, located along Herrick Drive, tax parcel #64.20-1-38.
14. Report from the Zoning Enforcement Officer
15. Report from the Planning Board Chairperson
16. Adjournment