

Town of LeRay

PLANNING BOARD MEETING AGENDA

February 5, 2026

<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, Brian Jefferds, Clarke Oatman, Steve Russell
<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 January 8, 2026
4. Open Work Session
 - Minor Subdivision Re-Approval for **Nickles Hauling**, located at 26080 Eagle Ridge Road, tax parcel #64.20-1-22.21.
 - Site Plan Modification for **Sunni's Salon**, located at 26298 US Route 11, tax parcel #65.17-1-7.
 - Site Plan Application for **Valvoline Oil**, located at 26470 Herrick Drive, tax parcel #64.20-1-38.1.
 - Site Plan Application for the **Calcium Fire Department**, located at 24882 Stalder Road, tax parcel #74.12-1-19.
 - Zone Change Request from **Adam KoKinda** for properties located along US Route 11, tax parcel's 55.00-1-20.5, 55.00-1-20.6, and 55.00-1-20.7.
5. Adjourn the Work Session

REGULAR MEETING AGENDA:

1. Open the Meeting
2. Pledge of Allegiance
3. Approval of Meeting Minutes from December 4, 2025
4. Correspondence and Communication
5. **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.

6. **Preliminary Review of a Site Plan Modification for Sunni's Salon.** The proposal is to install a 20' x 8' metal storage container addition behind the existing Salon building, located at 26298 US Route 11, tax parcel #65.17-1-7.
7. **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.
8. **Continuation of Public Hearing at 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.
9. Report from the Zoning Enforcement Officer
10. Report from the Planning Board Chairperson
11. Adjournment