Town of LeRay

Planning Board Work Session Minutes June 4, 2026

CALL TO ORDER

On June 4, 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 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), Matthew Constance, Shelly Beyer, and Elizabeth Ward were in attendance.

ACCEPTANCE OF WORK SESSION MINUTES

The minutes from the May 7, 2026 work session 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
Member Russell: ☒ Yes ☐ No ☐ Abstain ☐ Recuse ☐ Absent
Chairperson Biondolillo: ☒ Yes ☐ No ☐ Abstain ☐ Recuse ☐ Absent

The motion passed.

WORK SESSION

1. **<u>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.</u>**

   Chairperson Biondolillo stated that the proposed subdivision was straightforward. The Board noted that the application listed the total acreage as 2.24 acres and the total continuous acreage as 5.11-

acres. The Board requested that the application be updated so the total continuous acreage was removed to avoid confusion.

2. **<u>Site Plan Application for the Calcium Fire Department, located at 24882 Stalder Road, tax parcel #74.12-1-19.</u>**

   The Board reviewed the status of the Calcium Fire Department Site Plan Application and the SEQR process. At the prior meeting, the Board adopted Resolution No. 1 of 2026, issuing a Positive Declaration and requiring preparation of an Environmental Impact Statement (EIS).

   The Positive Declaration had been posted on the New York State Department of Environmental Conservation's Environmental Notice Bulletin. Administrative staff had also provided the SEQR documents to the Town Attorney for review and were awaiting further guidance.

   The Board discussed the remaining administrative follow-up needed for filing and distribution of the Positive Declaration and related SEQR documents to the applicant and involved agencies. The matter would continue to be tracked to ensure the SEQR record and next procedural steps remained complete and properly documented.

3. **<u>Review of correspondence from E.V.I.E.S. U-Pick Strawberry, located at 28488 Rogers Road, tax parcel #65.05-1-18.</u>**

   The Board reviewed correspondence and submitted materials regarding a proposed operation known as E.V.I.E.S. U-Pick Strawberry. The materials described a proposed ½-acre u-pick strawberry operation with a small farm stand, an expanded and resurfaced driveway, a crusher-run parking area, and approximately 25 parking spaces.

   The Board discussed the proposed use and whether the operation would be classified as "Agriculture, General," under § 158-6 of the Town Zoning Code, with a roadside stand, or whether the customer-access/u-pick component would require additional review under "Agricultural, Tourism Operations."

   Chairperson Biondolillo stated that she reviewed the definition of "Agriculture, General" and believed the proposed use appeared to fit within that definition, which was an allowed use in the Residential Single-Family (R-1) district. Mr. Shimel agreed, noting that agricultural tourism operations would be more comparable to a larger educational or attraction-based operation such as Ol' McDonalds Farm.

   Chairperson Biondolillo expressed concern regarding the proposed customer-access component on a residential lot, including the proposed parking area and the potential need to widen the driveway to accommodate two-way traffic. It was noted that the applicant or representative would have an opportunity to speak during the regular meeting under the Board's public comment procedures.

REPORT FROM PLANNING BOARD CHAIRPERSON

<u>Data Centers:</u> Due to potential impacts associated with data center development, Chairperson Biondolillo stated that the Planning Board may wish to consider making a motion during the regular meeting in support of the Town Board reviewing the need for a moratorium on data centers.

Chairperson Biondolillo informed the Board that the Town Attorney, Mr. Burrows, had advised caution regarding the timing and structure of any moratorium. There was concern that, if a moratorium were adopted for a limited period of time and no regulations were adopted before the moratorium expired, the Town could face legal or procedural difficulties if an application were submitted after the moratorium expired. However, if an application for a data center were officially submitted, the Town Board could consider whether an emergency meeting or other appropriate action would be necessary at that time.

The Board reviewed data center activity at the state and regional level. Mr. Shimel noted that New York State was currently considering a possible one-year statewide moratorium related to data centers and was attempting to address the issue before its summer recess.

The Board also reviewed recent data center activity in St. Lawrence County, including public concerns that the review process may be moving too quickly and that additional information was needed. It was noted that Massena had considered data center-related matters, and the Board requested that Mr. Toutant contact the appropriate officials to obtain copies of any relevant resolutions or materials.

The Board considered the possibility of forming a Town committee to review data center issues and potential regulations, standards, or limitations. It was also noted that Assemblyman Scott Gray's office had prepared a document regarding data centers, which included possible regulatory considerations. The document would be made available for the Board's review.

The Board briefly addressed related energy infrastructure, including prior discussion regarding the possibility of a small nuclear facility at Fort Drum. It was noted that newer small nuclear facilities may have different water needs than traditional facilities.

Burnman, LLC: Mr. Burnham had been given Site Plan approval in 2025, will get ahold of him and let him know he will need extension to continue.

ADJOURNMENT

A motion to adjourn the work session was made by Member Jefferds and seconded by Member Moran. 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 6:28 PM.

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