

CALL TO ORDER

On March 2, 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 Jeffers: 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), Michael Altieri (Town Engineer), Lindsey Pelkey (Kovach Land Surveying, P.C.), and Timothy Newman (Calcium Fire Chief) were in attendance.

ACCEPTANCE OF MEETING MINUTES

The minutes from the March 5, 2026 regularly scheduled meeting were reviewed by the Board. A motion was made by Member Collette and seconded by Member Jeffers 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 Jeffers: 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 asked if there was any correspondence; there was none.

PROJECT REVIEW

1. Preliminary Review of 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. The Board determined that the Preliminary Plat met all the requirements for review. Chairperson Biondolillo asked the Board if they had any other comments or questions. The Board had none.

A motion was made by Member Moran and seconded by Member Meeks to designate the Planning Board as Lead Agency to conduct the environmental review for the Unlisted Action under SEQR. 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. The Board reviewed Part 2 of the Short Environmental Assessment Form (SEAF) and determined that the proposed action would not result in any significant adverse environmental impacts. Part 3 of the SEAF was completed to support this determination. A motion was made by Member Collette and seconded by Member Meeks to issue a Negative Declaration. 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 Russell and seconded by Member Collette to deem the Preliminary Plat as complete. 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 Jefferds and seconded by Member Moran to set a Public Hearing for the May 7, 2026, regularly scheduled meeting at 6:30 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.

2. Review of a Lot Line Adjustment Application for Brian Kampnich. The proposal is to transfer 2.14 acres from tax parcel #54.00-3-14.1, located at 30142 NYS Route 37, to tax parcel #54.00-3-14.2, located at 30100 NYS Route 37.

Chairperson Biondolillo asked the Board to review the Preliminary Plat for Brian Kampnich. Ms. Pelkey was in attendance as the authorized representative and provided a brief presentation.

The Board determined that the Preliminary Plat met all the requirements for review. A motion was made by Member Moran and seconded by Member Meeks to classify the project as a Type II Action under SEQRA. No further review would be required, and no environmental assessment form would be necessary. 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 Collette and seconded by Member Jefferds to deem the Lot Line Adjustment application complete. 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 Jefferds and seconded by Member Meeks to grant approval for the transfer of 2.14 acres from tax parcel #54.00-3-14.1 to tax parcel #54.00-3-14.2. 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 Lyndsey that she would receive a letter in the mail outlining the Board’s decision.

3. 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 this application was originally opened on November 7, 2024 and has remained open to allow for completion of the environmental review process.

The Board reviewed the draft Full Environmental Assessment Form (FEAF) Part 2 and preliminarily identified the following areas as having potential moderate to large impacts: groundwater, transportation, human health, and consistency with community plans.

In reviewing SEQR, the Board discussed that the environmental review process requires consideration of whether the proposed action may result in impacts, meaning impacts that are reasonably possible based on site conditions, even if not certain or probable. The Board further discussed that if an impact may be significant, it must be evaluated as potentially significant until sufficient information is available to determine otherwise.

1. SECTION 4 – Impact on Groundwater / Aquifer

Impacts on groundwater were identified as a primary concern due to the project’s location within the Town’s Wellhead Protection Area and proximity to the A-Site municipal well.

Under subpart 4(f), regarding the potential for bulk storage of petroleum or chemical products over groundwater or an aquifer, the original proposal had included a 300-gallon diesel storage tank which has since been removed. The current proposal reflected off-site fueling and limited on-site storage consisting of small quantities of non-fluorinated firefighting foam and typical maintenance and cleaning supplies, as documented in the project record.

Chairperson Biondolillo explained that, while the proposed revisions reduce the likelihood of on-site storage, the evaluation must consider reasonably possible future conditions and operational activities associated with the use. Given the project’s location over a sensitive aquifer and within the Wellhead Protection Area, the Board determined that the potential for storage or use of petroleum or chemical products could not be fully ruled out. Accordingly, the Board identified this impact as potentially moderate to large.

Under subpart 4(h), concerning construction and operation adjacent to a municipal wellhead, the Board identified a potential moderate to large impact due to the proximity of the proposed fire station to the Town's A-Site well. Supporting documentation, including the hydrogeologic evaluation, was referenced in assessing potential risks to groundwater resources.

2. SECTION 13 – Impact on Transportation

Under subpart 13(f), the Board identified impacts to transportation as potentially moderate to large. The proposal included the creation of new traffic patterns on Stalder Road and potential impacts to the functionality of the Town roadway.

3. SECTION 16 – Impact on Human Health

Under subpart 16(e), the Board identified the potential effects on institutional control measures intended to protect environmental and human health as being potentially moderate to large. The Board discussed that proposed stormwater management practices may conflict with the Town's Wellhead Protection Law applicable to the A-Site well.

Mr. Altieri explained that an environmental professional would be needed to evaluate proposed stormwater measures, including potential recharge practices, and assess associated risks to groundwater resources.

4. SECTION 17 – Consistency with Community Plans

Under subparts 17(a) and 17(c), the Board identified impacts related to consistency with community plans as potentially moderate to large, including potential conflicts with existing land use patterns and local zoning regulations.

The Board discussed that the subject parcel, consisting of approximately 3.14 acres, represented approximately 15% of the minimum acreage required under the Town's Zoning Law for a Planned Development (PD) District. While the lot was a legally pre-existing nonconforming parcel and does not require an area variance, the Board determined that the reduced lot size remained relevant under SEQR review.

The limited site area constrains the ability to provide adequate buffering, separation distances, and on-site mitigation measures, particularly given the project's location within a sensitive wellhead protection area. As a result, the Board determined that the reduced lot size contributes to the potential for environmental impacts, despite being legally permissible under zoning.

The Board further discussed that additional evaluation by a qualified planning professional may be warranted to assess potential impacts to community character.

The Town Attorney had advised via email that, based on the identified impacts, the project may warrant consideration of a Positive Declaration under SEQR, which would require preparation of an Environmental Impact Statement (EIS) to further assess impacts, mitigation measures, and alternatives. The issuance of a Positive Declaration would initiate a more detailed review process to better understand potential environmental impacts and identify appropriate mitigation measures.

The Board discussed the importance of thoroughly evaluating identified impacts to ensure a complete understanding of potential environmental effects prior to making a final determination. Following discussion, the Board determined that additional time was needed to review the materials and consider input from the Town Attorney prior to making a determination.

The Public Hearing would remain open to allow for continued environmental review and consideration of the application. The Planning Board would continue its review at the May 7, 2026 regularly scheduled meeting.

ADJOURNMENT

A motion was made by Member Jefferds and seconded by Member Meeks to adjourn the meeting. The vote went as follows:

Member Oatman:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Abstain	<input type="checkbox"/> Recuse	<input checked="" type="checkbox"/> Absent
Member Collette:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Abstain	<input type="checkbox"/> Recuse	<input type="checkbox"/> Absent
Member Meeks:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Abstain	<input type="checkbox"/> Recuse	<input type="checkbox"/> Absent
Member Moran:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Abstain	<input type="checkbox"/> Recuse	<input type="checkbox"/> Absent
Member Jefferds:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Abstain	<input type="checkbox"/> Recuse	<input type="checkbox"/> Absent
Member Russell:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Abstain	<input type="checkbox"/> Recuse	<input type="checkbox"/> Absent
Chairperson Biondolillo:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Abstain	<input type="checkbox"/> Recuse	<input type="checkbox"/> Absent

The motion passed and the meeting adjourned at 7:19 PM.

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