Town of LeRay

Planning Board Minutes **June 4, 2026**

CALL TO ORDER

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

ACCEPTANCE OF MEETING MINUTES

The minutes from the May 7, 2026 regularly scheduled meeting were reviewed by the Board. A motion was made by Member Moran and seconded by Member Jefferds 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.

CORRESPONDENCE AND COMMUNICATION

A motion was made by Member Meeks and seconded by Member Collette to reschedule the July 1, 2026 regularly scheduled meeting to July 9, 2026. 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 send a recommendation that the Town Board take any action necessary to protect the health, safety, and welfare of residents of the Town of LeRay prior to construction of Data Centers at present time the Town of LeRay Zoning code does not have language to support the construction and or operation of such an entity.

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 stated that correspondence was received from Shelly Beyer, Jennifer Ward, and Elizabeth Ward requesting to be placed on the agenda to discuss a potential u-pick strawberry operation located at 28488 Rogers Road.

Mrs. Beyer addressed the Board and provided a brief presentation of the proposed project, which was intended to be completed in two (2) phases. The first phase would consist of a small ½ acre u-pick strawberry operation called E.V.I.E.S. U-Pick Strawberry, to include a small farm stand, public access approximately four days per week, and related parking/access improvements. The operations was expected to bring money back into the community through local spending, including purchases such as compost and other project-related materials.

The existing parking area had previously been used for a commercial use and could accommodate approximately 18 vehicles. The proposed project would include an expanded/resurfaced driveway, a crusher-run parking area, and approximately 25 parking spaces in total, with additional parking spaces located along the fence line.

The deed provided for right-of-way access and there was an existing entrance off US Route 11 with a cattle gate. The driveway would be widened to approximately 20 feet to accommodate 2-way traffic. A traffic analysis had been conducted and indicated that the proposed use was not expected to result in a significant increase in traffic.

The second phase would involve expanding the operation onto approximately two acres toward the rear of the property for additional crops such as strawberries, raspberries, pumpkins, and sunflowers, as well as areas for photographs, a small party area, and possible educational coordination with Cornell Cooperative Extension. Any building associated with the second phase would be a small, non-permanent structure similar to a storage barn. Activities would be scheduled to avoid any overlaps and to limit the number of visitors on the site at one time.

Mrs. Beyer stated that she was applying for a NYS grant for new farms. The estimated cost for the first phase was approximately $90,000 and grant approval would not be known until the fall. She hoped to begin the project the following year and open in 2028, noting that strawberries would need to grow for approximately one year before being picked. Phase 2 plans were not anticipated to begin until approximately 2029 or 2030.

Chairperson Biondolillo informed Mrs. Beyers that she would need to meet with Mr. Shimel and herself when they get closer to being ready to submit any plans for said proposal.

PROJECT REVIEW

1. **Preliminary Review of a Minor 2 Lot Subdivision Application for Arctic Fox Property Group. The proposal is to subdivide an existing 2.24-acre lot into 2 parcels, with Lot 4A being 1.12 acres, and the remaining Lot 4B being 1.12 acres, located at the intersection of Call Road and County Route 46, tax parcel #45.00-3-35.74.**

   Chairperson Biondolillo asked the Board to review the Preliminary Plat for Arctic Fox Property Group. Matthew Constance was in attendance as the projects 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 Russell 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 Jefferds and seconded by Member Moran 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 Meeks and seconded by Member Oatman 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 Moran and seconded by Member Meeks to set a Public Hearing for the July 9, 2026 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. **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 the application was opened on November 7, 2024 and has remained open to allow for completion of the environmental review process. Chairperson Biondolillo opened the floor for public comments; there were none.

A motion was made by Member Collette and seconded by Member Meeks to reaffirm the Board's May 7, 2026 action adopting Resolution No. 1 of 2026, issuing a Positive Declaration under SEQR for the Calcium Fire Department Site Plan Application, and to direct the appropriate Town staff to promptly complete filing and distribution of the Positive Declaration, Resolution No. 1 of 2026, FEAF Part 2, FEAF Part 3, and any related SEQR materials to the applicant, all involved agencies, and any other required or requesting parties, in accordance with SEQR.

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 project would be placed on a future Planning Board agenda after the draft scope had been submitted and was ready for Board review. In the interim, the Public Hearing would remain open and public comments would continue to be accepted.

REPORT FROM ZONING ENFORCEMENT OFFICER

Zoning Board of Appeals (ZBA): Mr. Shimel reported that the ZBA had met on June 3, 2026 to review an application for a side yard area variance. The Public Hearing was set for July 1, 2026.

Pivot Solar: The Pivot Solar project, located on North Martin Road, had completed its interconnection with National Grid. The Zoning Permit was set to expire in July, and an extension had been requested through December.

A motion was made by Member Oatman and seconded by Member Moran to extend Pivot Solar's Zoning Permit until December 15, 2026. 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.

Pick-N-Go: Pick-N-Go was awaiting a permit from the New York State Department of Environmental Conservation regarding a waste oil burner. He stated that there was a threshold for whether a permit was required and that one tank was being removed in order to remain under the 1,000-gallon tank threshold. Chairperson Biondolillo stated that she was unsure whether the Site Plan had been signed and that this would need to be verified.

Mr. Braun: Mr. Shimel reported that he had spoken by phone with Mr. Braun regarding his property on Route 3. Secretary Melançon had emailed Mr. Braun the permitted uses for the Residential Single-Family (R-1) district.

ADJOURNMENT

A motion was made by Member Oatman and seconded by Member Meeks to adjourn the meeting. 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 7:14 PM.

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