

# Town of LeRay

## Planning Board Work Session Minutes

January 8, 2026

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### CALL TO ORDER

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On January 8, 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 6:02 PM by Member Moran, who was designated to preside in the absence of Chairperson Deborah Biondolillo and Clarke Oatman.

### ROLL CALL

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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, and Todd Markevycz were in attendance.

### ACCEPTANCE OF WORK SESSION MINUTES

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The Work Session Minutes, from the December 4, 2025 meeting, were reviewed by the Board. A motion was made by Member Moran and seconded by Member Meeks to accept the minutes as amended. 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

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#### 1. Site Plan Application for Valvoline Oil, located at 26470 Herrick Drive, tax parcel #64.20-1-38.1.

Member Moran informed the Board that the Town Board had approved the Developer Agreement at their meeting earlier that evening. Mr. Shimel reviewed the Town Engineer comments with the Board for discussion and consideration.

The project would require an oil separator system, and clarification was needed as to whether the system would be installed internally or externally. An external unit was noted as the preferred option due to ease of access for inspection and maintenance. The Development Authority of the North Country (DANC) would be the operating entity responsible for periodic inspections.

A second access drive had been added to the drawings. The Board discussed the proposed entrance and exit configurations. Concerns were raised regarding congestion at the shared entrance with Taco Bell and whether a one-way ingress/egress configuration would improve traffic flow.

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

Member Moran reported that there were no actionable items for the meeting. Mr. Carpenter informed the Board that a meeting had been scheduled with the Calcium Fire Department, Town staff, and the Hydrogeologist for January 21, 2026 at 10:30 AM.

**3. Extension request for JORANCO, LLC (Pick N Go Property Waste Management), located at 26437 Keyser Road, tax parcel #54.00-3-5.3.**

The project received approval in December 2024, subject to conditions that remain outstanding. The applicant was currently awaiting required information from the New York State Department of Environmental Conservation (NYS DEC) and requested an extension to allow time for the completion of said condition.

## **REPORT FROM ZONING ENFORCEMENT OFFICER**

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**Violations:** Mr. Shimel reported that four (4) businesses previously cited for violations of the Zoning Code due to the lack of required dumpster enclosures had since come into compliance and the violations had been rectified.

Mr. Shimel further reported that two (2) Appearance Tickets would be issued the following day related to the installation of Electric Vehicle (EV) charging stations without Site Plan approval. He stated that he had been working with the property owners since July to bring the projects into compliance; however, no Site Plan application had been submitted. As a result, enforcement action was being taken and the matters would proceed to court.

**Town Board Action:** The Town Board approved via resolution a non-compliance fee of \$500.00 for starting a project without approval from the Planning Board.

**Tug Hill Tomorrow Land Trust:** Mr. Shimel reported that Tug Hill Tomorrow Land Trust had a new administrator, John Sovah. He noted that their project to construct a parking lot for walking trails had received administrative approval in 2024. The organization was now proposing to install a pavilion on the site, which would require a Zoning Permit.

**Chicken Manure Near Waterways:** Member Collette inquired whether there were regulations governing the stockpiling of chicken manure near waterways. Mr. Shimel stated that such matters would most likely fall under the jurisdiction of the New York State Department of Environmental Conservation (NYS DEC). He offered to inquire with the NYS DEC Water Division regarding any applicable restrictions.

**Agricultural Land and Solar:** Mr. Shimel noted concerns that had been raised by farmers regarding agricultural land being taken out of production due to Battery Energy Storage System (BESS) projects. He noted that some parcels classified as agricultural land were not actively farmed and had become overgrown with buckbrush. Mr. Shimel suggested that such underutilized parcels may be more appropriate locations for solar-related development in order to help preserve actively tilled farmland.

## **ADJOURNMENT**

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A motion to adjourn the work session was made by Member Jefferds and seconded by Member Meeks. 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 type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Abstain	<input type="checkbox"/> Recuse	<input checked="" type="checkbox"/> Absent

The motion passed and the meeting adjourned at 6:16 PM.

Respectfully submitted,

*Morgan R. Melançon*

Morgan R. Melançon

Secretary to Planning and Zoning