

Town of LeRay

Planning Board Work Session Minutes

October 2, 2025

CALL TO ORDER

On October 2, 2025, 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
Chairperson Biondolillo: Present Absent

Additionally, Lee Shimel – Zoning Enforcement Officer, Morgan Melançon – Secretary to Planning and Zoning, and Leland Carpenter – Town Supervisor, were in attendance.

ACCEPTANCE OF WORK SESSION MINUTES

The Work Session Minutes, from the September 4, 2025 meeting, were reviewed by the Board. A motion was made by Member Collette and seconded by Member Moran 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
Chairperson Biondolillo: Yes No Abstain Recuse Absent

The motion passed.

WORK SESSION

1. Site Plan Application for Candlewood Suites, located at 26513 Herrick Drive, tax parcel #64.20-1-41.

Chairperson Biondolillo requested that the Board impose a condition of approval requiring that the mature trees, part of the original landscaping plan for shading, be monitored for one year following project completion to ensure the tree’s root systems were not damaged during installation of the EV charging stations. A period of one-year would ensure that any delayed impacts to the mature trees’ health and stability resulting from construction activity could be properly observed and addressed, as

root disturbance, soil compaction, and/or changes in moisture availability often manifest gradually over the course of a full growing season.

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

Chairperson Biondolillo informed the Board that the agreement between the Town Board and the hydrogeologist had been signed. A project timeline was still pending; updates would be provided as they become available.

3. 4 Lot Minor Subdivision Application for Nickles Hauling, LLC, located at 26080 Eagle Ridge Road, tax parcel #64.20-1-22.21.

Nickles Hauling had previously received Site Plan approval for twenty-four (24) Townhomes, which had since expired. The applicants were now proposing single-family homes, which required subdivision of the parcel. Construction was expected to begin with proposed Lot 2, which would be used as the applicants primary residence. The basement for this structure had already been completed.

Board members discussed driveway placement for Lot 4, expressing concern about proximity to an existing light pole and potential conflict or difficulties with snow plowing operations. Adjusting the driveway location was suggested to improve snowplowing capabilities for both the property owner and the Town. Adequate spacing was noted between the three (3) proposed driveways. Chairperson Biondolillo noted that the triangular section adjacent to proposed Lot 2 was owned by Eagle Ridge. She had received confirmation from Eagle Ridge that they would continue to maintain that piece of their property.

The parcel was bordered by Certified Agricultural Districts but was deemed non-consequential to the proposal.

REPORT FROM ZONING ENFORCEMENT OFFICER

Black River Estates – Several existing mobile home lots within the park were discovered to be situated over a sewer main. The property owner had requested permission to repurpose those affected lots for smaller accessory structures, such as storage sheds, and to add new residential lots elsewhere within the park to offset the loss. Mr. Shimel advised that a Site Plan Modification would be required to evaluate the proposed reconfiguration.

Lashaw Road – A violation letter was issued for individuals residing in campers.

Unsafe Buildings (USB) – A previously cited structure had been remediated. Two others remained pending, including the former Johnson Farm, which had a compliance deadline of October 15, 2025. Additional outstanding properties included those on Virginia Smith Drive and Boyer Circle.

Precision Wash – Electric Vehicle (EV) charging stations were installed at the site prior to receiving Site Plan approval. To bring the installation into compliance, a Site Plan Review is required. Mr. Shimel reported that application materials were received earlier in the week and that the item will be placed on the Board's November meeting agenda for consideration.

Zoning Violations – A garage with an upper-level was converted into an apartment without proper permitting. The property owner was informed of their two options—apply for an Accessory Dwelling Unit via Planning Board review or remove the apartment. The owner was determining how to proceed.

REPORT FROM PLANNING BOARD CHAIRPERSON

LeRay Commons (Phase 2) – Chairperson Chairperson Biondolillo reported that the road names for the LeRay Commons project were officially accepted at the most recent Town Board meeting. Additionally, the water loop connection between Tractor Supply and Candlewood Suites had been agreed upon.

Mr. Lundy was scheduled to attend the regular Board meeting to present his plans for Phase 2, which would include additional subdivision approval to accommodate further development of a convenience store, shopping plaza, and fast-food restaurant.

The Board revisited discussion of the proposed Route 11 access drive, which had been denied by the NYS Department of Transportation (DOT) during Phase 1. DOT stated that any additional access would require the developer to demonstrate a clear need, and the addition of the Tractor Supply store alone did not meet that threshold. The currently approved Site Plan permitted construction of the driveway up to the DOT right-of-way, where it would terminate as a dead-end unless DOT approval was later obtained.

Chairperson Biondolillo noted Mr. Lundy’s intent to renew the access request as part of Phase 2, supported by data showing increased traffic from the new commercial uses. The Board agreed that, even if DOT again denied access, the dead-end drive would still improve internal traffic circulation between proposed Lots 3 and 4.

LeRay Commons Phase 1 (Tractor Supply) – An application for a Sign Permit had been submitted for the installation of wall-signage and a freestanding sign near the location of the denied access drive. However, a 12-inch gas main was recently discovered along US Route 11, which had not appeared on prior mapping. Due to both the gas main’s proximity and the uncertainty regarding the access drive, the Board expressed concern that the proposed sign location may not be ideal. Member Collette emphasized that all questions concerning the 12-inch gas main should be reviewed by an engineer experienced in gas line infrastructure prior to any final determination on sign placement.

Mr. Shimel had given his approval for Tractor Supply to install the wall-signs, but the placement of the freestanding sign pole remained under review pending further evaluation of site constraints.

The Board discussed the possibility of sharing signage with the adjacent property owner, Jake Johnson, if it was agreeable and sufficient space was available. However, this would qualify as off-premises advertising under Town Code and would need to conform to all applicable size and setback requirements.

ADJOURNMENT

A motion to adjourn the work session was made by Member Collette 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
Chairperson Biondolillo: Yes No Abstain Recuse Absent

The motion passed and the meeting adjourned at 6:22 PM.

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