

Meeting Agenda

Town of LeRay Planning Board

November 7, 2024

The Work Session portion of the Town of LeRay Planning Board meeting will be held in person at 6:00 PM on Thursday, November 7, 2024. The regularly scheduled meeting will follow at 6:30 PM.

THE WORK SESSION AGENDA IS AS FOLLOWS:

1. **Call to Order**
2. **Roll Call**
3. **Approval of Work Session Minutes from October 3, 2024**
4. **Open the Work Session**
 - **Public Hearing @ 6:30 PM for a 4-Lot Minor Subdivision Application for William Jesmore**, located at 26569 Keyser Road, tax parcel #54.00-3-7.5.
 - **Public Hearing @ 6:30 PM for a 2-Lot Minor Subdivision Application for Michael Lundy**, located along Anabel Avenue, tax parcel #65.00-1-54.3.
 - **Public Hearing @ 6:30 PM for a Site Plan Application for the Calcium Fire Department**, located at 24882 Stalder Road, tax parcel #74.12-1-19.
 - **Sketch Review for a 3-Lot Minor Subdivision Application for Tamra Delaney**, located along Elm Ridge Road, tax parcel #45.00-3-31.31.
 - **Review of a Lot Line Adjustment Application for Michael Lundy**, located along US Route 11, tax parcel # 65.17-1-23.23 (sender) and 64.20-1-43 (receiver).
 - **Sketch Review for a 4-Lot Major Subdivision Application for Michael Lundy**, located at 25991 US Route 11, tax parcel #64.20-1-43.
 - **Sketch Review of a Site Plan Application for Jessie's Pet Spa**, located at 46247 NYS Route 283, tax parcel #74.16-2-5.
 - **Sketch Review of a Site Plan Application for Pick N' Go**, located at 26437 Keyser Road, tax parcel #54.00-3-5.3.
5. **Adjourn the Work Session**

THE REGULAR MEETING AGENDA IS AS FOLLOWS:

1. **Open the Meeting**
2. **Pledge of Allegiance**
3. **Approval of Meeting Minutes from October 3, 2024**
4. **Correspondence and Communication**

5. **Public Hearing @ 6:30 PM for a 4-Lot Minor Subdivision Application for William Jesmore** – proposal is to subdivide an existing 159.28-acre parcel into 4 lots: Lot 1 = 2.19 acres, Lot 2 = 5.43 acres, Lot 3 = 6.09 acres, and the remaining Lot 4 = 145.57 acres, located at 26569 Keyser Road, tax parcel #54.00-3-7.5.
6. **Public Hearing @ 6:30 PM for a 2-Lot Minor Subdivision Application for Michael Lundy** – proposal is to subdivide an existing 88.73-acre parcel into 2 lots: Lot 2A = 14.73 acres, and the remaining Lot 2B = 74 acres, located along Anabel Avenue, tax parcel #65.00-1-54.3.
7. **Public Hearing @ 6:30 PM for a Site Plan Application for the Calcium Fire Department** – 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.
8. **Sketch Review for a 3-Lot Minor Subdivision Application for Tamra Delaney** – proposal is to subdivide an existing 19.9-acre parcel into 3 lots: Lot 1 = 7.0 acres, Lot 2 = 7.0 acres, and the remaining Lot 3 = 5.9 acres, located along Elm Ridge Road, tax parcel #45.00-3-31.31.
9. **Review of a Lot Line Adjustment Application for Michael Lundy** – proposal is to transfer 0.41 acres from tax parcel #65.17-1-23.23 (sender) to tax parcel #64.20-1-43 (receiver), located along US Route 11.
10. **Sketch Review for a 4-Lot Major Subdivision Application for Michael Lundy** – proposal is to subdivide an existing 40.87-acre parcel into 4 lots: Lot 1 = 3.13 acres, Lot 2 = 5.84 acres, Lot 3 = 5.92 acres, and the remaining Lot 4 = 25.97 acres. Additionally, the proposal includes the extension of Town utilities, located at 25991 US Route 11, tax parcel #64.20-1-43.
11. **Sketch Review of a Site Plan Application for Jessie's Pet Spa** – proposal is to construct a new 24' x 75' wood structure, concrete floor building for dog grooming, and three fenced dog runs in the rear of the existing building, located at 46247 NYS Route 283, tax parcel #74.16-2-5.
12. **Sketch Review of a Site Plan Application for Joranco, LLC** – proposal is to construct a new 60' x 80' private transfer station building. The existing building and site would change use from a stone quarry (mining operation) to a mixed-use commercial development. The existing pre-engineered steel building would become the primary business location for Pick N Go Property Waste Services, located at 26437 Keyser Road, tax parcel #54.00-3-5.3.
13. **Report from the Zoning Enforcement Officer**
14. **Report from the Planning Board Chairperson**
15. **Adjournment**