

Town of LeRay

Planning Board – Work Session

May 2, 2024

Call to Order

The May 2, 2024 Work Session portion of the LeRay Planning Board meeting took place in the Town of LeRay Conference Room. The meeting was called to order by Chairperson Biondolillo at 6:00 PM.

Roll Call

In attendance: Deborah Biondolillo – Chairperson, Tom Moran – Member, Kerry Young – Member, Brian Jefferds – Member, William Albrecht – Member, Pat Collette – Member, Clarke Oatman – Member, Lee Shimel – Zoning Enforcement Officer, and Morgan Melancon – Secretary to Planning and Zoning, were in attendance. Community Development Coordinator, Jessica Jenack, was absent.

Acceptance of Work Session Minutes

The April 4, 2024 Work Session minutes were reviewed by the Board members. A motion to accept the minutes as drafted was made by Member Albrecht and seconded by Member Jefferds. The vote went as follows:

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

The motion passed.

Sketch Review for a 2-Lot Minor Subdivision Application for Kathleen Eisenhauer – proposal is to subdivide an existing 5.74-acre parcel into 2 lots: Lot 1 = 3.87 acres and the remaining Lot 2 = 1.87 acres, located at 23795 Woodland Drive, tax parcel #74.16-2-11.62.

Chairperson Biondolillo stated that the property was located within an Agricultural Residential (AR) District. There are two homes on the lot, with the parents of Mr. Eisenhauer occupying the home on the proposed Lot 2. Mr. Eisenhauer planned to sell Lot 1 and retain ownership of Lot 2.

In reviewing the Plat Map, Chairperson Biondolillo stated that there had been revisions and Mr. Gracey had an updated map. The propane tank that serves Lot 1 is too close to the proposed property line and would be moved. Mr. Gracey was informed that no approvals would be made until the tank was moved in compliance with information given to the Board by Mr. Albrecht. Additionally, the shed was shown to be moved to Lot 2, as it currently sat on the proposed property line.

The Board raised concerns regarding the lack of road frontage for Lot 1 and reviewed the municipal code regarding road frontage requirements. The matter would be further discussed during the regular meeting.

Report from the Planning Board Chairperson

Chairperson Biondolillo stated that she, Mr. Carpenter, and Mr. Toutant and Mr. Shimel met with representatives from the Tug Hill Tomorrow Land Trust to discuss the proposed trail system behind Eagle Ridge on their property. She and Mr. Shimel both raised concerns about the proposed 20' x 200' gravel "parking pull off" which would be accessed from the Town road. The size of the proposed parking lot could accommodate up to twenty-two (22) vehicles. Chairperson Biondolillo and Mr. Shimel expressed their safety concerns regarding the lot. They emphasized the importance of ensuring ample room for vehicles to maneuver within the lot, as backing out onto the Town road is prohibited. Furthermore, discussions included potential challenges posed by buses, whose use of the lot could further strain available space and maneuverability. Additionally, the absence of striping on the gravel surface was noted as a potential issue, as it could lead to inefficient parking, exacerbating space constraints.

In addition to the parking lot, they were proposing restroom facilities with compostable toilets and proposed the idea to form a bipartisan effort to have the Town help clean up the trash. The Board discussed the proposal and were ultimately not in favor.

Chairperson Biondolillo noted that since Mr. Matt Carpenter's presentation at the previous meeting, no new information regarding solar battery energy systems had been provided from Albany. She emphasized that with the moratorium expiring in June, she didn't feel comfortable making any recommendations at this point due to the lack of information. She planned to discuss the issue further with Mr. Lee Carpenter and Mr. Toutant. The Board agreed that another extension of the moratorium would be advisable.

Report from the Zoning Enforcement Officer

Mr. Shimel informed the Board that the Go Kart facility on NYS Route 342 was currently awaiting insurance and anticipated reopening soon. He also noted a change in tenants at the Javarone location, with UPS vacating the premises. Buffalo Wild Wings is set to open there, offering only carry-out and delivery services, with no dine-in options available.

Mr. Shimel mentioned that he and Chairperson Biondolillo had been in contact with Mr. Mastroianni, the engineer for the NYC Deli project. He noted that progress was being made. Lastly, the barber shop on NYS Route 342 was interested in putting a soft ice cream shop in the basement of the building, which was permitted.

Adjournment

A motion to adjourn the work session at 6:24 PM was made by Member Young and seconded by Member Moran. The vote went as follows:

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

The motion passed.