

APPROVED MINUTES

TOWN OF WEST MONROE PLANNING BOARD

MINUTES OF THE ELITE ASPHALT SPECIAL USE PERMIT PUBLIC HEARING, SPECIAL MEETING, COMMERCIAL SITE PLAN PUBLIC HEARING, and THE REGULAR MEETING

May 28, 2025

IN ATTENDANCE: Travis Hayes – Chairman, Craig Stroh, Virge Carpenter, Brad Sheldon, Chick Quattrini, Linda Wolf, Melissa Snavlin, Keri Micale, and Mary Regan-Benson – Recording Secretary

ALSO IN ATTENDANCE: Bob Esker, David Bardoun, Owen Dixon, Joshua Hines, Jessica Hines, Shirley Arroway-Betts, Chelsey Halliday, Dean Gass, and Paul Baxter

Elite Asphalt Special Use Permit Public Hearing: Chairman Hayes opened the Public Hearing at 7:15 PM. Mr. Quattrini was invited up to join The Board. Dave Bardoun added the following items to the plan: the house located at #1807 County Route 37, 12 trees to the north side of the property that will be 6 feet tall, and parking in the rear (as a possible future item). There will be no running on Sundays.

Chelsey Halliday asked about the kind of materials that will be stored on the property. There will be landscaping materials, stone and sand but no salt.

Ms. Wolf asked how long before the blacktop coating would be done. Owen Dixon responded it would be this season, before the winter.

Ms. Micale asked about the trees. Dave Bardoun replied that they will be planted within 4 months, as noted on the plan.

Shirley Arroway-Betts asked if anything will change for the winter months. Owen Dixon answered that the equipment is on the sites where it is needed, and typically the other trucks stay overnight at the employees' homes. He added that [snow removal] equipment is left at Price Chopper and the Fayetteville Mall for 6 months. The equipment in use will be in the front of the property, and the less used equipment (off season) will be stored in the rear.

Mr. Carpenter asked if snow plowing would have the same hours of operation. Dave Bardoun said yes.

Chelsey Halliday asked about future plans for farming, Ms. Micale inquired about a home. Owen Dixon said that both were far away in the future.

Ms. Wolf referred to the Zoning Law on the website, and the 5.01 Land Use chart that explains what is allowed in each zone.

Chairman Hayes closed the Special Use Permit Public Hearing at 7:35 PM and then opened the **Special Meeting to discuss the Special Use Permit application** at 7:36 PM.

Ms. Wolf noted that the property is on a county road and asked if the 239 had been submitted. Chairman Hayes replied it had been submitted but was not back yet. It should be returned by our 6/12 meeting.

Ms. Micale made a motion to approve the Special Use Permit, Mr. Carpenter seconded the motion. All were in favor, the motion was approved.

Chairman Hayes closed the Special Meeting at 7:41 PM and then opened the **Commercial Site Plan Public Hearing** at 7:42PM.

There were no further comments.

Chairman Hayes closed the **Commercial Site Plan Public Hearing** at 7:47PM and opened the **Regular Meeting** at 7:47 PM.

The 5/8/25 Meeting Minutes were reviewed. Mr. Stroh made a motion to approve the 5/8/25 minutes as submitted, Mr. Quattrini seconded the motion. All were in favor except Mr. Carpenter who abstained, and the motion was approved.

Mr. Carpenter clarified that the public had said everything they wanted to say about the **Elite Asphalt CNY application**. Jessica Hines commented that Owen Dixon had been very respectful. Shirley Arroway-Betts mentioned that she had met with Owen Dixon today to get clarification.

Chairman Hayes has received a letter from Codes saying they have no issues with the Elite Asphalt CNY application. He has Part 1 of the SEQR and Part 2 filled out. He noted that the information for the 239 application was due on 5/9 but he did not receive it until 5/19. Mr. Stroh asked how it is communicated, Chairman Hayes said via email. He went on to say that the 239 should be received in the next 2 days, so he was tabling the vote until the 6/12 meeting as we need county concurrence before voting.

Chairman Hayes noted that there are no new site plans or subdivisions on the agenda. General discussions followed:

Codes Officer Gass informed us that a lot of files have been misfiled, he has found some in the Assessor's Office.

There followed a discussion on when a minor change should/should not come to the Planning Board:

Mr. Carpenter asked whose decision is it to classify that a change is minor? He felt if there is any question, come to the Planning Board. If it is a clear cut no brainer [minor change], Codes should decide.

Codes Officer Gass observed that with some Special Use Permits, there is an annual fee and an annual inspection. Refer to Section 8.05 of our Zoning Law for specifics.

He told us he had spent a lot of time on the project for the Bed and Breakfast on Whig Hill Road, but the potential owners have since pulled out of this property/project.

Dollar General is back in discussions with the Department of Transportation for their proposed new store in West Monroe.

The fence on 49 Camic Road is getting done. The Quonset hut collapsed, and a new pole barn is being installed. Codes will not issue a certificate of completion or occupancy until the fence is completed.

Bob Esker is interested in applying for the Planning Board open position.

We are looking for candidates for the alternate and permanent positions on the Planning Board. The Town Board will need to confirm a 2nd alternate position on the Planning Board.

ADJOURNMENT: Ms. Micale made a motion to close the meeting, Mr. Sheldon seconded; all were in favor and the motion was approved. Chairman Hayes closed the meeting at 8:40 PM.

Respectfully submitted,

Mary Regan-Benson (Recording Secretary)