

APPROVED MINUTES

TOWN OF WEST MONROE PLANNING BOARD

MINUTES OF THE Kleis Sports Facility Site Plan Public Hearing and Regular Meeting

March 26, 2025

IN ATTENDANCE: Craig Stroh – Vice Chairman, Virge Carpenter, Brad Sheldon, Chick Quattrini, Melissa Snavlin, and Mary Regan-Benson – Recording Secretary

ALSO IN ATTENDANCE: Heidi Tompkins, Dean Gass, Theresa Mayers, Chuck Roberts, Stephen Chiarizia, Rick Donegon, Kristina Donegon, Russ Boughton, Janet Boughton, Rick Brown, Casey Brown, Dave Antos, Patti Jock, Neal Zinsmeyer, Maryellen Commisso, John Commisso, Shane Lockett, Shaun Lis, Mike Lasell, Dale Maher, Angel Colon, Anthony Christedoulou, Ruby Fowler, James Fowler, David Bardoun, John Mura, Paul Baxter, Joan Hilton, Timothy Benson, Dave Hanson, Peter Paragon, Jesse Monette and Gary Harrington

Vice Chairman Stroh called the **Kleis Sports Facility Site Plan Public Hearing** to order at 7:00 PM. He invited Mr. Quattrini up to join The Board.

Mike Lasell gave a brief update on the Kleis Sports Facility project: it is an 81,000 square foot indoor facility that will provide soccer fields, basketball courts, a juice bar, fitness area, track, and locker rooms. There are no drastic changes from what was presented at our 2/26/25 meeting. The storm water design has been done. He noted that the green space can be used for additional parking if needed. There are currently 226 parking spaces, which equates to 1 per 360 square feet. They have looked at 5 other facilities in the area (including the YMCA, 481, and Whitesboro Accelerate) and the parking space to facility square feet is a lesser ratio for this facility. The eave height is 27 feet on the side towards Mirabito, and 24 feet on the Gilmour Drive side. He showed an aerial view that depicts the building as 20 feet lower than the adjacent homes (back and across the street). The “building is pushed down”, which will help with the visuals from the residential homes. They will add screening at the property line, in the form of 21 baby blue spruces.

They are working closely with Mirabito on storm water management, to make sure that their water goes where it used to go.

Rick Brown had many questions, including:

- ⇒ The septic system plan
 - There will be 3 beds to the right of the building
 - The septic system will accommodate the bathroom and the juice bar
 - The flow is estimated to be 2,000 gallons/day, they hope to tie it to the current system

Kleis Sports Facility Public Hearing Minutes 3-26-2025

- Rick commented that he lives on the end of Gilmour Drive and has fought in the past to get water. If sewer were to come to the new facility, he would like them to extend it. Mike Lasell said their first goal is to use Mirabitos.
- ⇒ The rural environment and the lighting: kids come out to his place to watch lunar and solar eclipses, he is worried about light pollution
 - There will be 2 pole mounted lights of 33 feet, with LED soft lights
 - 7 poles will have lights pointed towards Mirabito
 - There will be 2 lights at the left and back – where nothing is happening
 - They will be mounted on doors, and pushing light out that way, there will be no glow up
 - Will the lights be on all night → Yes, some will: the entry, and some security lights
- ⇒ Rick Brown is representing the people that live on Gilmour Drive. They have concerns about tournaments having overflow parking on Gilmour Drive, or that they will go up the road to Rick's house and turn around. They want security cameras, since kids and people and the elderly walk on the road.
 - Mike said they should be able to mitigate their concerns. There is nowhere to go in [enter] on those sides of the building. That would discourage parking on Gilmour Drive, they would park in the overflow green space if necessary. If there is a problem, they would get parking lot attendants. There is a proposed future connection road to Mirabito. The building is a barrier to separate commercial activities from the residential homes.
 - Rick Brown asked if they will tap into the new gas line, adding to “keep us in mind”.
 - He then expressed his concern that if 200-300 people are at the Kleis facility and using their phones/cameras, what would be the effect on their cell network.
- ⇒ Rick Brown then asked about handicapped and bus parking. Mike Lasell responded that they haven't seen these issues in similar facilities, it is primarily parents parking outside the facility. He added that busses and fire trucks can maneuver there.
- ⇒ Rick Brown brought up [the Central Square] Walmart's roof problem in February this year, noting that the Whitesboro [Accelerate facility] doesn't have snow like we do. Mike Lasell replied that the sloped roof (unlike the flat roof of Walmart) should not have that problem.
- ⇒ Rick Brown then asked how accessible owner John Kleis will be to the neighbors. John Kleis said he will be available full time. There will be a full time general manager and an assistant general manager. They will be serving a different crowd than at Walmart, they are investing in the children of our community. John Kleis will make himself available. Rick Brown said he appreciated that.

- ⇒ Casey Brown asked about signage and traffic studies. John Kleis said the signage will be on the building, on the east side of the main entrance, and the side by Route 49. Mike Lasell added that the building is the sign. He went on to say that there is a traffic engineer conducting traffic studies, 95% of the data is in but that the snow and wind impeded progress. There was enough gap analysis, to determine it addresses the peak time. There is a handout with peak pm flow showing 112 vehicles enter and 65 vehicles exit. Now the numbers will go to the DOT.
- ⇒ Rick Brown asked about the anticipated time of shovels (ground breaking). Mike Lasell said they need to get the approvals, and when that is accomplished, they hope to break ground this summer. John Kleis hopes to be ready for the 2026 school year. The Central Square Central School District will be the major tenant, using the facility from 3 to 5 PM daily. Other entities will have availability from 5:30 to 9:30 on weeknights, and on weekends.
- ⇒ Rick Brown asked about the playing surfaces. 150 X 270 turf, 94 X 50 will be 3 full size basketball courts, 6 batting cages, gym space and a workout area. The first floor will have locker rooms and a conference room. The walking track will be 1/6 mile, 4 lanes wide.

John Kleis hopes this a game changer for the community. His observation is that the community has been on a steady decline, and the sports programs at Central Square are not as good. If you can get more participation starting at a younger age, this should improve graduation rates, help get grades up. This can make a difference. You may see an uptick in 5 years. He noted that Micron will have people moving to that area, they will have a choice where they move to. This will make our area more attractive.

Russell Boughton asked if access would be maintained on the north and west side – would there be snow removal in the winter? Dave Hanson asked if there will be medical people on site or will they depend on local responders? Will there be medical staff [on site] for weekend tournaments? John Kleis said he did not know. He could say but not with certainty that they would try to get a PT tenant, but again – he is not completely sure. He and Mike Lasell acknowledged this was a good point.

John Kleis said there is plenty of room to push snow.

Dave Hanson asked if during the week in the summertime, would there be programs for the kids? John Kleis said yes.

Rick Brown asked if the band would be using the facility. The answer was no, but it was noted that the facility will take pressure off space in the High School and Middle School, which in turn will free up space for the band.

John Mura said this is a great project for the community, it is positive for the kids and community and said thank you to John Kleis.

When asked if there would be a market for adult activities, John Kleis responded yes – there will be adult basketball and soccer leagues.

Heidi Tompkins inquired about space for smaller events and/or banquets. John Kleis said there is a huge training area, which may be wasted space. He anticipates making it more party friendly – there are a couple of rooms that could be set up. The market is there for it.

Rick Brown observed that most sports facilities have birthday party areas for rent, where the kids could play soccer and have cake, etc. John Kleis said the field(s) can be divided in halves or thirds. Rick Brown summed up his remarks by complimenting John Kleis and company by saying this was well thought out, and he appreciates their concern for the Gilmour Drive residents.

Mary RB asked about the traffic study that will be part of the input for the LM239 review. Mike Lasell has given us the preliminary study and will get us the final study.

Mr. Carpenter made a motion to continue the Public Hearing on April 23rd, 2025; Ms. Snavlin seconded the motion. All were in favor, the motion was approved.

Vice Chairman Stroh closed the Public Hearing at 7:52 PM.

Vice Chairman Stroh opened the Planning Board Regular Meeting at 7:52PM. The 2/26/25 meeting minutes were reviewed. Ms. Snavlin made a motion to accept the minutes as submitted, Mr. Quattrini seconded. All were in favor except Vice Chairman Stroh who abstained. The minutes were approved.

Neal Zinsmeyer of Napierala Consulting represented the Mirabito project. He reported the following changes from the last meeting: although the tenant had not been identified for the drive through on the west side, that tenant is no longer involved. Mirabito is currently chasing another tenant whose name cannot be disclosed yet. They are a fast food enterprise that does not yet exist in our community.

Mirabito has submitted a sign package and a lighting plan. It is standard, with zero spill off the site, using LED downcast lights. The site is the same, the building is coming down and will be replaced by a 6600 square feet building. Mirabito and the tenant will be in the same box. There will be more direct access off Route 49.

Ms. Snavlin asked if the trucks would follow the same pattern. Neal Z. said yes. Mr. Carpenter had concerns with the kids and pedestrians crossing. Neil Z. offered that they could do a raised crosswalk of some sort. Ms. Snavlin is concerned about trucks coming in and out on the side where kids will be crossing. Mr. Carpenter would like Mirabito to come up with some alternatives. Neal Z. said they will share plans with Kleis. Vice Chairman Stroh observed that in that area, you have cars and trucks and everything. Neal Z. said they would rely on signage and painted reflectors and possibly temporary speed bumps (but not in the winter) to manage this. He understands the Planning Board's concerns.

Mr. Sheldon had some questions and observations: most of the truck traffic comes in the west entrance (on the 81 side), he ideally would like 1 way entrances. Neal Z. said they are trying to control dedicated travel paths. Mr. Sheldon asked where they would put the snow. Neal replied in the back, they can push snow to the back. He added that they are not changing the asphalt footprint, actually they are replacing [some] impervious surfaces with grass.

Mr. Sheldon asked if there will be a door for diesel. The answer was that there will be a door on the back side. They will put markings on the pavement to help traffic flow and safety, as there is a lot going on there.

The plans for the new building will be complete in 3 weeks.

Neal Z. said the waste water treatment plant will be shared with Good Golly's and Mirabito. Vice Chairman Stroh asked about the waste water treatment plant. Peter Paragon said it is being talked about every day. They are talking to the DEC. They are looking to upgrade the waster water treatment and pump.

There was discussion about the need for the 239LM submission/approval from the county and scheduling a Public Hearing. We will need an updated plan with pedestrian safety improvements, signage and walkways noted, as well as a letter of approval from Codes.

Mr. Carpenter asked about security. Peter Paragon said there will be cameras on the canopies.

Ms. Snavlin thanked Mirabito and Kleis representatives for working with each other.

Mr. Carpenter made a motion to schedule a Public Hearing on April 23rd, 2025 at 7:00 PM, based on receiving an updated PLAT (addressing pedestrian safety: walk flow, traffic flow, signage and traffic control), a letter of approval from Codes and the 239LM approval. Mr. Quattrini seconded the motion, all were in favor and the motion was approved.

It was time to discuss the **Kleis indoor sports facility** project.

Chuck Roberts had submitted an email addressing this application. It can be found as an appendage to these minutes. He thinks this project is a great benefit for the town and the community. He would like to make sure that the school doesn't shrink the activities that are provided for the kids. His concerns also address that the traffic studies be done, and that the DOT provides input. He advised the Planning Board to consider other activities when reviewing

Kleis Sports Facility Public Hearing Minutes 3-26-2025

the site plan. He remarked it is all good stuff for the town. His email will be entered into the minutes and in the project file. He noted that some community areas have way too much parking, and potholes...

Mike Lasell will work with Mirabito on the pedestrian side and will add onto his plan.

Russell Boughton talked about the shared access to Route 49. Mike Lasell said it is 130 feet. Russell noted that is well more than [the length of] a tractor trailer. The plan priority should address pedestrian crosswalk and pedestrian signs.

Mike Lasell asked if the 239LM has been sent yet. We thought not, will follow up with Chairman Hayes.

Mike Lasell said there are more than 100 trucks/hour.

Gary Harrington asked what they will use for mechanical cooling, commenting that chillers are noisy, and rooftop units are quieter. John Kleis said they are not planning on air conditioning in the large area. The air pushers will be the same as what is utilized in Whitesboro. They cannot afford to cool.

John Kleis asked about the timing of the Public Hearing and the vote. The SEQR will need to be filled out, the final traffic study received, and the 239LM response received from the county.

Codes Officer Gass reported that next month we will see plans for a Bed and Breakfast, a trucking firm with a Business Site Plan and Michael Fenton's business. The 1986 Business Site Plan was found for Michael Fenton's property. In the interim he was issued several citations by the previous Codes Officer, since his Big Bay neighbors assumed it was an illegal business. But it is legal, it is the same use WITH a Business Site Plan.

Paul Baxter reminded us that the Local Government Conference is set for April 1st at The Turning Stone. The next NORCOG meeting was to be held 3/27 at 7:00 PM. Remote online training is available for those who need it.

ADJOURNMENT: Mr. Quattrini made a motion to adjourn the meeting, Mr. Sheldon seconded, all were in favor and the motion was approved. Vice Chairman Stroh closed the meeting at 9:00 PM.

Respectfully submitted,

Mary Regan-Benson (Recording Secretary)
Kleis Sports Facility Public Hearing Minutes 3-26-2025