

APPROVED MINUTES

TOWN OF WEST MONROE PLANNING BOARD

MINUTES OF THE REGULAR MEETING

February 26, 2025

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

ALSO IN ATTENDANCE: Tim Karkowski, Peter Paragon, John Bessette, Matt Napierala, John Kleis, Steve Patch, Mark Ruzekowicz, Krista Ruzekowicz, David Bardoun, Mike Lasell, Thomas J. Colabufo, Gary Harrington, Dean Gass, Dale Maher, and Paul Baxter

Chairman Hayes called the meeting to order at 7:30 PM. He invited Mr. Quattrini up to join The Board. The 1/22/25 Meeting Minutes were reviewed. Ms. Micale made a motion to approve the 1/22/25 minutes as submitted, Mr. Sheldon seconded the motion. All were in favor except Mr. Quattrini who abstained, and the motion was approved.

Matthew Napierala provided an update on **Mirabito Energy Products' proposal**: the building size has increased from 60 X 90 to 60 x 110, from 5400 square feet to 6600 square feet. He introduced the designer John Bessette. Peter Paragon was again present representing Construction Management Services. Mirabito has been negotiating with a coffee vendor who ultimately decided that having 2 of their stores in such close proximity to each other was not a good business decision. Thus Mirabito is now pursuing a restaurant franchise with a drive through option, which has lead to an increase in the square footage proposed.

Matt Napierala then discussed the circulating pattern with the trucks: they will enter on the west and come around to fuel. They want the trucks in the big rig area on the north side, then circle back and exit the way that they entered. The entrance/exit by Good Golly's will be for regular vehicles, pedestrian traffic will be to the east. New diesel offering will be in the back, and the existing canopy over the gas pumps will remain.

The building is shifted to the north. They will clean up and eliminate gravel and broken asphalt on the north end, and have it redone to heavy duty pavement. The propane will still be in operation, they will clean up the ramp to that area (although that is not inclusive with this project).

There will be an improvement to the waste water treatment plant, this will incorporate Good Golly's and Jocko's.

They are hoping to start the project in the spring.

Mr. Sheldon asked about the propane. Matt Napierala said it is active but not part of this effort, the Propane Division is a different internal division. He noted that compacted gravel is still considered impervious by the DEC.

Mr. Carpenter asked about the lighting and signage. John Bessette responded they will put the plan out to a lighting vendor, and submit that information to Dean with the building permit. He talked about LED lighting. There will be no light trespass beyond the property lines.

Ms. Micale asked about signage. Matt Napierala said there is a Signage Package Team who will be coming back to them with plans for the canopy, building, and truck signage. It is a 90 – 120 day process. The pricing sign will stay the same.

Ms. Wolf asked about the charging stations. Matt Napierala said they are coordinating with NYPA (New York Power Authority) and Energize New York. Their universal chargers will be class 3.

Mr. Carpenter asked about parking. Matt Napierala responded there will be more than ample parking. There will be a separation island and bollards. Traffic warrant analysts deal with traffic lights. The DOT manages it, a traffic light needs a warrant approval.

Chairman Hayes observed there are 38 parking spaces, 18 diesel spaces, 2 handicapped spots, 8 spaces at the fueling islands and 8 stacking spots capability (see C3).

Chairman Hayes then inquired about the timeline. Matt Napierala asked if the 239 Review by the county has been released yet.

Codes Officer Gass now has their storm water pollution prevention plan.

Chairman Hayes asked about lighting, signage and landscaping.

Ms. Wolf asked about conceptual future driveways. Matt Napierala said they are coordinating with Kleis. The DOT wants to see commonalities. If Kleis wants, they would accept an access road to that property.

Ms. Wolf commented that there is still no Purple Line on this property. Matt Napierala concurred, with the caveat of “as of today”.

Mr. Sheldon observed that it would be good to coordinate a back [access] road with the neighboring property.

Chairman Hayes requested Mirabito to have everything done before the scheduled Public Hearing: get a complete Site Plan in March to The Planning Board for review. He reminded them to include signage, landscaping and lighting changes. There would then be the opportunity to make changes prior to a Public Hearing in April. Matt Napierala asked if a decision would be made on the night of The Public Hearing [typically, yes].

Dave Bardoun presented **Michael Wood's** 2 lot subdivision of 174 Pinnacle Road, tax id 278.00-03-4.06. There are currently 3 lots, Lot 2 will be split into Lot 2A (4.6 acres, flatter) and Lot 2B (5.1 acres, closer to Route 49).

Ms. Micale asked if there was sewer and water. Dave said no.

Chairman Hayes looked at the folder: there is a paid application and environmental form, and a note from Codes stating there are no zoning issues and no reason to prevent acceptance of this subdivision.

Ms. Wolf asked about things on Lot 2B. The prospective new owner Tim Karkowski said there is nothing there but dirt, he intends to build on the northernmost part of Lot 2B.

Ms. Micale asked if Tim Karkowski would be back in 6 months [to subdivide again]. His response was "oh god no".

Mr. Carpenter made a motion to approve the subdivision application as submitted, Ms. Micale seconded the motion. All were in favor and the motion was approved.

Mike Lasell presented **John Kleis's proposal** to build an 81,000 square foot indoor sports complex on his 8 acre property located at 2948-50 State Route 49, tax id # 276.00-01-12.04/.02.

This facility would host soccer fields, basketball courts, a fitness area, locker area, juice and snack bar and an indoor track. It will be very similar to Accelerate Sports in Whitesboro. The entrance will be kept away from the intersection, it will be on the side of the building, the main drop-off area will be covered. There will not be a lot of big truck deliveries. There will be 2 overhead doors on the front of the building to bring in equipment (soccer nets, etc...).

The setbacks for a commercial/industrial zone are met. This facility will be 25 feet lower than the neighbor's lawn, the screen on the property line will 'hide' the building from the neighbor's view. They are raising the parking lot by 6 feet. There is a plan to collect water, have a defined drainage ditch by the road with a culvert. They will utilize linear storm water collection. All water collected will end up in the existing drain on the east side of the property.

There followed a lengthy discussion on the number of parking spaces. One interpretation of our law would require 400 parking spaces. The similarly sized facility in Whitesboro has 200 spaces. Mike Lasell estimated they will need 160 – 180 spaces. They will provide 226 spaces based on similar uses and can add an additional 72 spaces in the future. If they are not needed, they can be converted to outdoor fields, a playground or fenced in practice fields. There will be 7 handicapped spaces.

The building will be sprinklered. There is a private sewer, they will be working with Mirabito to coordinate. There will be a full sidewalk.

Ms. Snavlin asked if there would be tournaments. Mike Lasell said yes. She then asked if this would be similar to Accelerate Sports in Whitesboro. He said yes.

Property owner John Kleis then introduced himself as a local resident and business owner. He has helped out with the Central Square basketball team and became aware that there was not enough space in the school district's facilities to accommodate the needs of all the activities provided (sports and music). He saw the Accelerate Sports facility in Whitesboro and asked for a meeting with School Superintendent Colabufo to discuss making this a community project in partnership with the school district. For example, when it rains - the school teams could use the indoor fields at the proposed facility. There would be leagues and tournaments when the school district is not using the facility. They would be copying the Whitesboro building design with some updates. Superintendent Colabufo said this is a game changer for the school district, the community and the kids of Oswego County. He noted that the school district is underserving the community by not having enough space for the many activities the school district provides/would like to provide. He went on to say that they cannot provide this opportunity as a school district, and that the Fine Arts Director and Athletic Director were almost in tears when told of this opportunity for their programs.

Mike Lasell noted there will be 7 light poles, using dark sky compliant fixtures. The mounting poles will be 33 feet, and 22 feet on the building. He described it as a thorough lighting plan.

As far as traffic goes, there is a traffic engineer working through this, counting cars at the Whitesboro facility. Phase 1 for the DOT submission is done. The signage will be wall mounted and at the entrance. The landscaping plan will include trees at the top of the hill.

Mr. Sheldon asked about potential roadway sharing with Mirabito. Mike Lassel replied they will be working with Mirabito on that. Mr. Sheldon then asked about drainage. The response was that they will treat the roof water linearly on the left, and collect in roof drains on the right. Mr. Sheldon asked about the roof – it will be steel, and a low pitch.

Dave Bardoun suggested people look at the Whitesboro Accelerate Sports website.

Mr. Sheldon asked if they will be working with Mirabito on the sewers. The response was not now.

Ms. Snavlin wanted to know about the benefit of having a road between the 2 enterprises. Mike Lasell replied that if people go over to the convenience store, it would keep them off Route 49. Ms. Micale asked about the pedestrian traffic to the convenience store. Mike Lasell responded that they are working on a crosswalk to take people from and to the building safely.

Mr. Carpenter asked if a firetruck could get in. Mike Lasell pointed out the FDC connection is at the front corner of the building.

Dale Maher asked about canopies above the doors. John Kleis said they are not in the plans in the beginning. He then asked John if this facility will be bigger than the Jones Road facility. The answer was yes, Jones Road is about 1/3 the size of this proposed facility.

Ms. Snavlin asked if there would be a track. John Kleis said yes. She noted that Mexico is doing a smaller facility.

Mr. Quattrini inquired if the structure will incorporate the school's needs. Superintendent Colabufo said they currently have to turn away kids [due to a lack of space], this is the only way they can afford to offer these opportunities to the kids – by renting space there. He cited Pine Grove as an example of providing space to their school district, and the school district is now able to play/practice football year round. Another benefit to the district is not having to hire additional custodians with benefits.

Gary Harrington asked about the impact on school taxes. Superintendent Colabufo said this proposal would save money, they would not have to pay overtime, plus the custodians want the time off [weekends] with their families. School Board President Steve Patch talked about soft costs versus hard costs, and saving money on health care (less [additional] employees). Superintendent Colabufo shared that the district Business Manager Maureen Ladd thinks this is a phenomenal opportunity.

Chairman Hayes asked about the time schedule. Mike Lasell said they would love to have the Public Hearing sooner rather than later. They are currently only missing the formal landscaping plan. John Kleis said he hopes to have the facility ready in the summer of 2026, construction should take 1 year, building in fluff time in the schedule. They hope to break ground in June.

Ms. Micale postulated that you want us to consider less parking than the requirement, asking for 70% of what our code requires. She would like something to compare it to, something that says why it is okay to have less. John Kleis noted that the usage will be identical to Accelerate Sports Whitesboro. Mike Lasell said they could create a chart comparing Central Square and Accelerate Sports Whitesboro.

Ms. Micale enthusiastically declared that this is a fantastic idea for kids, and exactly what the community needs. Someone noted it could be a birthday space in the winter. John Kleis added that the tournaments would be a big draw for local businesses. Codes Officer Gass said it will spur growth across the street, perhaps hotel(s) and restaurants(s).

Dale Maher asked if they would split the green spaces in ½. Mike Lasell answered not really, based on what they see in the Whitesboro facility.

Gary Harrington asked if Mirabito can handle their septic? He noted that if the answer was yes, then the sports facility would have more land for parking.

Dave Bardoun noted that a 239 review will be necessary, as well as informing the town of Hastings.

Mike Lasell said they are willing to leave the Public Hearing open, it shows transparency.

Mr. Sheldon suggested including the sewer as a future objective.

Chairman Hayes would like to see the results of the traffic study before the next meeting.

Ms. Micale said she would love to see a playground, Mr. Sheldon noted there is a proposed recreation area. Mike Lasell said they are leaving their options open.

Ms. Wolf asked if there will be an increase in traffic. Mike Lasell responded no, they are not hitting the numbers in the EAF workbook (which tells you what to check for in a box).

Chairman Hayes asked if there are any requirement other than the traffic study and parking lot info needed from the project team. The Board thanked them for this proposal.

Mr. Quattrini made a motion to schedule a Public Hearing March 26th at 7:00 PM to address the preliminary site review of The Kleis Sports facility. Mr. Carpenter seconded the motion, all were in favor. The motion was approved.

Codes Officer Dean Gass informed us that there is a 99.9% chance of a Dollar General coming to West Monroe, on the Bottle Depot property. Contract negotiations are underway. The plan would be to subdivide the property, keeping The Bottle Depot on Lot 1 and the apartment complex on Lot 2 will be replaced by The Dollar General Store. This would provide 2 1/4 - 2 1/2 acres for Dollar General; there is enough road frontage, and setback requirements would be accommodated.

Ms. Wolf asked if there would be a separation between The Bottle Depot and The Dollar General. Code Officer Gass said access to The Dollar General would be from Route 49 only. The sideline between the 2 facilities would be a minimum of 15 feet.

Codes Officer Gass informed us that 87 Whig Hill Road may become a Bed and Breakfast with a commercial kitchen for catering.

There have been 27 collapsed buildings in West Monroe from the incessant snow this month. Codes Officer Gass asked people to report any collapsed building sighted to The Codes Office. He is compiling a master list. He noted these buildings will be rebuilt up to code. Paul Baxter shared that Heidi Tompkins (Tug Hill) has been in touch with the County Emergency Management Office.

Citizen **Paul Baxter** suggested that we move the March 26th Kleis Sports Facility Public Hearing to The West Monroe Fire Barn next door. He anticipates a large turnout for this meeting; and he will make this request of the Fire Department.

Citizen Mark Ruzekowicz addressed The Board with his concerns about 3 properties in Big Bay:

57 Camic Road is [allegedly] Kangaroo Storage yet a fencing company is running their business on the site, including large industrial trucks, from 6 AM to 8 PM. He observed this is not a commercial zone. Chairman Hayes said this is a Codes issue, as The Planning Board deals strictly with Commercial Site Plans and Subdivisions.

49 Camic Road has a lot of stuff laying around on the site. When the Site Plan was approved on 6/9/2022, Jeff Ballagh said he would install a fence around the property. This has not been done.

Mark then complained about the Hoyt property on Kellar Road. There are 2 campers located on the property, currently not occupied. He would like Mr. Hoyt to remove them. Codes Officer Gass said the property has gone to probate. He has talked to Carl Hoyt several times. Chairman Hayes reiterated that The Planning Board deals strictly with Commercial Site Plans and Subdivisions. Compliance issues belong to Codes. Mr. Quattrini clarified that Mark would work with Codes directly. Gary Harrington told Mark to work with Codes, and if it breaks down, bring his concerns to a Town Board Meeting (2nd Wednesday of the month).

ADJOURNMENT: Ms. Micale made a motion to close the meeting, Mr. Quattrini seconded; all were in favor and the motion was approved. Chairman Hayes closed the meeting at 9:59 PM.

Respectfully submitted,

Mary Regan-Benson (Recording Secretary)