

## APPROVED MINUTES

### TOWN OF WEST MONROE PLANNING BOARD

#### MINUTES OF THE Kleis Sports Facility and Mirabito Site Plan Public Hearings and Regular Meeting

April 23, 2025

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

**ALSO IN ATTENDANCE:** Heidi Tompkins, Dean Gass, Russ Boughton, Janet Boughton, Krista Ruzekowicz, Mike Lasell, Dale Maher, David Bardoun, Matt Napierala, Peter Paragon and Paul Baxter

Chairman Hayes called the continuation of the **Kleis Sports Facility Site Plan Public Hearing** to order at 7:00 PM.

Mike Lasell said there were no major or minor changes to what was presented at the March meeting. The pedestrian crosswalk near the front entrance is being coordinated with Mirabito. There will be plenty of space for busses, it will be controlled, and signage added if it becomes a problem.

The EAF was updated with 1 change to the traffic section: The answer to “will traffic be significantly increased” changed from No to Yes. The full traffic study was submitted to the DOT, and no improvements are required.

The storm water is designed to flow to the Mirabito outlet pipe. That is the Mirabito culvert on the northeast corner, the swale is underneath the property line.

Ms. Wolf asked where does the side road come out? Mike Lasell replied that the crosswalk goes up to Mirabito, and that the [pavement] striping and signs should be enough.

Dale Maher asked how far the crosswalk is from Route 49? From the edge of the pavement to the crosswalk is 160 feet.

Ms. Wolf inquired about school usage of this new facility. The plan is for the district to rent the facility daily from 3 – 5 PM, thus freeing up space at the school.

Ms. Snavlin asked what school functions do you anticipate at the facility? The response was practices, and possibly modified basketball and volleyball games. John Kleis noted the school commitment is primarily in the Monday through Friday 3 – 5 PM time block.

Ms. Wolf asked about any additional costs to taxpayers.

John Kleis said there is a 5 year commitment with no referendum vote needed. He prefers a 10 year commitment which will require a public referendum (December?). He is meeting with the Superintendent and the School Board and the Booster Clubs on May 6<sup>th</sup>. Ms. Snavlin observed that the typical time period for referendums is May – June.

Ms. Wolf asked what will be open to the community or is this centered around youth sports facility activities. John Kleis intends to build/offer adult leagues, in sessions of 8 weeks. His goal is to keep the place full and busy. There will be football, baseball, basketball, soccer, and lacrosse.

Ms. Micale asked about free community events. Will you have to pay to be a member? Will there be an open Halloween party?

John Kleis said the facility can be used during the day, if 40 kids are walking around the gym [at the school] due to there not being enough room, why not bus them over to the facility?

The prime time for the facility is 5:30 – 9:30 PM.

Ms. Snavlin suggested looking into county for grants for programs during the day. A source to check is The Office of The Aging.

Ms. Micale suggested getting everyone involved in the community. John Kleis noted it is a good size attraction.

Ms. Wolf asked where is the pool...laughter ensued...John Kleis replied that there is no pool.

Ms. Wolf asked about the crosswalk – is it a stone path? The response was concrete. They are working through the driveway plans with Mirabito. John Kleis commented that the new improved Mirabito will be cleaner, neater and safer [after the Mirabito project is completed].

Ms. Wolf asked if there would be turn lanes. Mike Lasell stated that most people will be turning right, and with the gap analysis it should be okay as is. John Kleis referred to the traffic study.

Ms. Wolf said it is great that you are doing this.

Ms. Micale offered that she has experience working with grants and wouldn't mind helping. John Kleis said this could be for profit or not-for-profit. Mike Lasell said they could pursue more grants once the building is built.

Chairman Hayes closed the continuation of the Kleis Sports Facility Site Plan Public Hearing at 7:32 PM.

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Chairman Hayes then called the **Mirabito Convenience Center Site Plan Public Hearing** to order at 7:32 PM.

Matt Napierala And Peter Paragon talked about the rehabilitation and modernization of the Mirabito facility located at 2926 Route 49. Details include:

- razing the existing building, pushing it back to the north
- the front canopy will stay (it is only a few years old)
- the back canopy will be replaced
- adding a drive through [an undisclosed] franchise restaurant with a horseshoe alignment, with the restaurant use on the west side of the building.
- coordinating access with the folks from The Kleis Sports Facility. The signage will be memorialized. There will be controlled separation, they will not allow free flow traffic.
- The program will clean up the north truck parking area, there will be heavy duty pavement
- The convenience store will be larger, over 6,000 square feet, with additional offerings
- The architecture is a little different from their Parish facility, there will be a pitched roof design, and column posts. This is a new and first prototype for 8 stores in New York and Pennsylvania. There will be half trusses in the back where the HVAC equipment will be located.

Ms. Snavlin asked for clarification on the Do Not Enter signs. They will be on sign posts.

Matt Napierala said he cannot reveal the name of the restaurant franchise, this needs to first be communicated with Good Golly's [their business neighbor].

Ms. Snavlin commented that it looks nice, and the exterior looks pretty.

Chairman Hayes closed the Mirabito Convenience Center Site Plan Public Hearing at 7:42 PM.

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Chairman Hayes then opened the Planning Board Regular Meeting at 7:44 PM.

The 3/26/25 meeting minutes were reviewed. Codes Officer Gass requested that the "6 citations" specified in page 6, paragraph 8 be changed to "several citations" [for accuracy]. Mr. Stroh made a motion to accept the minutes as amended, Ms. Snavlin seconded. All were in favor except Chairman Hayes, Ms. Micale and Ms. Wolf - all of whom who abstained. The minutes were approved.

**Kleis Sports Facility:** Chairman Hayes has a letter from Codes stating that the parking is adequate, there are no issues with this project, and it will be an asset to the community.

The county completed the 239 Review and recommends Approval.

Chairman Hayes then reviewed Part 2 of the SEQR, requesting input on 2 questions: is there a change in the use of intensity of the land? Mike Lasell explained in Part 3, citing the workbook: yes there is a large impact, but for moderate – large impact: check the increase the intensity of land use box but the impact is small → this translates to a small impact to the community.

Ms. Wolf, Ms. Micale and Mr. Stroh all agree with Mike Lasell's assessment.

The second question from Chairman Hayes was regarding an adverse change in the existing level of traffic? The traffic study says no. Does the Board concur? Yes, they do.

Mike Lasell asked for a negative declaration now. Chairman Hayes said Yes, the 239 Review was passed with flying colors.

Ms. Micale made a motion to approve the site plan as submitted, Ms. Snavlin seconded the motion, all were in favor. The motion was approved.

Ms. Micale then made a motion that this is a negative declaration on the project, Ms. Snavlin seconded, all were in favor. The motion is approved.

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**Mirabito Convenience Center:** Chairman Hayes has a letter from Codes approving the Business Site Plan, there are no issues, and stated this will be an asset. The county completed the 239 review, and recommended Approval.

There are no changes to the site plan, SEQR Part 2 shows no impact, and the paperwork is in order.

Ms. Micale made a motion to approve the site plan as submitted, Mr. Sheldon seconded, all were in favor. The motion was approved. Matt Napierala made a point of clarification: the environmental approval should come first, and then the site plan approval. Thus Ms. Micale made a motion for a negative declaration, Ms. Wolf seconded, all were in favor. The motion was approved.

**Codes Officer Gass** reported that at our 5/8 meeting we will see plans for:

- a trucking firm on County Route 37
- Skinner Fence located at 57 Camic Road (owned by Mike Fenton)
- A Bed and Breakfast with take-out options and catering, located at 87 Whig Hill Road.

There was much discussion about the DEC wetlands. Heidi Tompkins said it is important to question their rulings. Codes Officer Gass noted that the DEC has extended all the [wetland] lines. He gave the example of a submitted subdivision application for a property; at the time of the application (February 2025) there were not wetlands within 1000 feet. Now with the new DEC mapper, it is all purple (wetland). Everything in Toad Harbor is wetlands.

New York state may outlaw gas appliances in 2030. Governor Hochul wants any new home to have all electric appliances and heating as of 1/1/26.

**Local Government Conference training certificates** were collected and handed in to the Clerk's Office.

**Paul Baxter** was attending as a citizen, and with **Heidi Tompkins now representing The TUG Hill Commission:**

There is a new issue paper out ("How Winter is Changing in the TUG Hill Region", March 2025), and the Headwaters annual report is available. On 6/26 there will be a NORCOG meeting at the Constantia Town Hall. ON 9/25 The NORCOG and Salmon River Counsel of Governments will meet.

Mary RB then read Virgil Carpenter's letter of resignation - it should be noted that he will be moving to SPAIN (yes – the country of Spain) with his family. He will be resigning from both The Planning Board and Zoning Board of Appeals (as the ZBA Chairman, a position for which he has recommended Keri Micale). Our June 25<sup>th</sup> Planning Board Meeting will be his last, at which time we can thank Virge for his service and wish him well as he embarks on a totally new life adventure. Virge and his chocolate chip cookies will be missed.

Mary RB will ask Chick Quattrini if he would like to move up to The Planning Board or would prefer to stay on as an alternate. The Town Board would have to approve 2 alternate positions. Dean Gass said he has a list of 6 well qualified choices, 3 candidates with Planning Board experience. To be continued...

**ADJOURNMENT:** Ms. Snavlin made a motion to adjourn the meeting, Mr. Stroh seconded, all were in favor and the motion was approved. Chairman Hayes closed the meeting at 9:10 PM.

Respectfully submitted,

Mary Regan-Benson (Recording Secretary)