

APPROVED MINUTES

TOWN OF WEST MONROE PLANNING BOARD

MINUTES OF THE REGULAR MEETING

January 22, 2025

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

ALSO IN ATTENDANCE: Peter Paragon, Matt Napierala, Gary Harrington, Dean Gass, Dale Maher, and Paul Baxter

Town Board member Gary Harrington called the meeting to order at 7:30 PM. He explained that Chairman Roberts' voluntary resignation was effective immediately after our 12/4/24 meeting in order to give the town time to find someone to appoint as the Planning Board Chairman. Travis Hayes was renewed for another 7 year term via a phone poll of the Town Board. The Town Board asked Travis to be The Planning Board Chairman, and Craig Stroh to be the Deputy Chairman. They then requested Missy Snavlin to step up from an alternate position to become a member of The Planning Board. When questioned, our other alternate member Chick Quattrini said he was comfortable with Missy stepping up.

New Chairman Hayes then took over the meeting. He invited Ms. Snavlin up to join The Board. Town Supervisor Dale Maher asked Chairman Hayes to write a recommendation for Ms. Snavlin to step up into a member position.

The 12/4/24 Meeting Minutes were reviewed. Mr. Carpenter made a motion to approve the 12/4/24 minutes as submitted, Ms. Micale seconded the motion. All were in favor except Mr. Sheldon who abstained, and the motion was approved.

Matthew Napierala represented Mirabito Energy Products' proposal to replace their existing 3500 square foot convenience store and associated pavement with a new 5400 square foot convenience store with a drive-thru coffee shop, new paved facilities vehicle and pedestrian facilities, and new diesel canopy. The project will also replace the existing fueling tanks with two 20,000 gallon fuel tanks, with the existing tanks being removed per NYSDEC requirements.

This site is undergoing environmental clean-up issues. The site will be cleaned up.

The pedestrian car canopy was redone 2 years ago and will stay as is.

They will be trying to create appropriate vehicle circulation and improve the back lot. Peter Paragon said they will replace the tanks and piping. The two 20,000 gallon tanks will be made of fiberglass and double walled.

This will be a 5 month project once it starts.

Gary Harrington explained the new DEC regulation called The Purple Line. If the DEC environmental mapper marks any purple line on your site, you are mandated to submit a request to the DEC for an evaluation and/or delineation. Their response will be due within 90 days. Codes Officer Gass noted there is no purple line on the Mirabito site now.

Ms. Snavlin asked about the traffic flow, and Mr. Sheldon asked about a 1 way flow, stating that most vehicles enter on the east side. Peter Paragon said a high % turn right. The diesel tanks have a master and slave arrangement. The pavement will have arrows.

Ms. Wolf asked if they would take the building down. Matt Napierala responded yes, and the building will be pushed back 25 feet. She asked if they could push the building to get 40 feet on both sides. The response was a 30 foot aisle is pretty comfortable.

There will be chargers in the island – fast chargers. You can accomplish an 80% charge in 15 minutes.

Mr. Carpenter had concerns about a lot of foot traffic. Matt Napierala said the crosswalk will be safer for pedestrians. They want to channelize the traffic and improve separation from Good Golly's.

Ms. Wolf asked about air for tires. Matt Napierala said yes, there will be both kerosene tanks and air.

Mr. Harrington asked if the building and diesel were pushed back, is there still room for the tractor trailers if 81 is shut down? Matt Napierala responded yes.

Ms. Wolf asked about the storm water impact and spill response. In February they will address a storm water management system.

Chairman Hayes observed that the proposed concept is about the facility getting bigger and better. He advised them to address signage and handicapped parking.

Matt Napierala said they will be back for February's Planning Board Meeting. He said that Codes Officer Gass has been a great help.

Ms. Snavlin commented that the changes in the Mirabito Parish facility have been great.

Codes Officer Dean Gass informed us that there is a possibility of a Dollar General coming to town, as well as 3 subdivisions this year

Paul Baxter announced he is attending this meeting as Citizen Baxter. He reported that things are on target for the Local Government Conference, to be held at The Turning Stone on Tuesday April 1, 2025. Planning Board members filled out their LGC registration forms and turned them into the Town Clerk for processing.

Citizen Baxter requested that the word “proposed” be removed from the zoning map in the Zoning Law. He asked that the year on the Zoning Law be updated from 2021 to 2024 – Vern and Cortney will update. He also asked Mary to update the Planning Board Member List on the town website. He then reminded us that the next NORCOG meeting is 1/23/25 at 7 PM.

Town Supervisor Dale Maher again thanked the Planning Board for their work.

Chairman Hayes suggested a motion for Ms. Snavlin to take his spot on the Planning Board. Ms. Wolf made the motion, Mr. Carpenter seconded the motion. All were in favor, the motion was approved. Chairman Hayes thanked the Town Board members for being at the meeting.

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 8:35 PM.

Respectfully submitted,

Mary Regan-Benson (Recording Secretary)