

APPROVED MINUTES

TOWN OF WEST MONROE PLANNING BOARD

MINUTES OF THE REGULAR MEETING

September 25, 2024

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

ALSO IN ATTENDANCE: David Bardoun, Neil Brownell, Shirley Betts, Heidi Tompkins, Patrick Bloss, Jill Peterson, Rob Bismarck, Craig Green, Lewis Crump, Jason C. Verkey, Ken Parrotte, Denise Parrotte, Melissa Snavlin, and Dean Gass

Vice Chairman Stroh called the meeting to order at 7:43 PM. The 8/28/24 Meeting Minutes were reviewed. The following 3 changes were identified: move Chick Quattrini to ALSO IN ATTENDANCE, CNS → C & S, and Th → The. Mr. Sheldon made a motion to approve the 8/28/24 minutes as amended, Ms. Micale seconded the motion. All were in favor, the motion was approved.

The Brownell subdivision has a paid application and a letter from Codes indicating there are no zoning issues. Vice Chairman Stroh asked if there were any concerns. There were not. Mr. Hayes made a motion to accept the Brownell subdivision as submitted, Mr. Sheldon seconded the motion. All were in favor and the motion was approved.

The Neverette subdivision review is postponed until next month, Dave Bardoun will provide an up-to-date survey at that time.

The Betts subdivision has a paid application, the 239LM response from the county found no issues and there is no significant county wide impact. The letter from Codes indicated there are no zoning issues. Vice Chairman Stroh asked if there was any discussion. Ms. Micale questioned the Shirley Betts name on the paperwork, clarification was made that Caughdenoy Development LLC is her company. Ms. Wolf made a motion to accept the Betts subdivision as submitted, Mr. Quattrini seconded the motion. All were in favor and the motion was approved.

Craig Green and Rob Bismarck represented Heidelberg Materials, they provided PDFs with the elevations of the building. Codes Officer Gass explained that Heidelberg is not moving equipment or materials, they are enclosing everything inside the proposed new building. Craig Green noted that they want to be able to use the plant during the winter. It will be a standard building, with a conveyor on the side.

Mr. Carpenter asked about the number of people that would be working inside the building. Craig Green replied typically none. Rob Bismarck added the trucks load outside, not inside the building.

Ms. Wolf asked if the building will be constructed so that the neighbors don't have to hear. The response was the route will not be changed, and there will be no more back up than today. Ms. Wolf then inquired if there was a way to change the traffic flow. Craig Green said they are putting the building around the plant. Codes Officer Gass noted that there have been no complaints in the last 2 1/2 years during his tenure. Ms. Wolf was joined by Ms. Micale asking if the trucks can avoid backing up. Mr. Sheldon remarked that some neighbors fought this plant back in 2008. Codes Officer Gass commented that most back up alarms are coming from Mirabito's.

Mr. Carpenter asked if there will be more volume? Craig Green replied that there will be little new business, the production rate will not change. Concerns were voiced that the plant will be used for Micron. The response was it cannot.

Inspections on the boilers are done every year.

Mr. Sheldon asked if there are updates to the existing site plan? Codes Officer Gass said he talked to Chairman Roberts as he was on The Planning Board in 2008, and asked him/The Planning Board to take a look the site plan and determine what was necessary procedurally.

Mr. Carpenter asked if there was a significant change.

Ms. Micale talked about the existing site plan - Codes Officer Gass said it was approved on 8/27/2008. He then produced the 2008 approved Site Plan.

Vice Chairman Stroh said that today's handout is a building drawing. There followed a discussion regarding the need for a Site Plan Review with a Public Hearing. Section 6.19 (Modification of an Approved Site Plan or Special Use Permit) of our Zoning Law was referred to for guidance. This was determined to be a Sketch Plan Conference, and a formal review with a Public Hearing will be necessary.

Vice Chairman Stroh then asked if there was anything to add to the existing site plan e.g., hours of operation. Codes Officer Gass noted that many changes were not applied to the PLAT, permits were pulled after that. This will have to go back C & S to update the PLAT, the site plan should show every existing building and the new building, as well as lighting, hours of operation, dumpster and enclosure, reflect building permits, berm, sound barrier, etc. Mr. Sheldon suggested adding future objectives: sign, storage silo (mark as proposed). Craig Green talked about using vegetation as a sound barrier, and an embankment as a berm. Codes Officer Gass noted that the original plan called for trees. Mr. Carpenter inquired if this was not done. Craig Green said a few short pines had been planted.

Ms. Micale made a motion to schedule a Public Hearing on 12/4/24 at 7:15 PM, contingent on the [updated] site plan conforming to requirements as defined in our Zoning Law Article 7 (Site Plan Review Standards), and particularly including but not limited to: lighting, dumpsters and enclosure, parking, sound barrier, noise abatements, signage and hours of operation. Ms. Wolf seconded the motion, all were in favor, the motion was approved. The 239LM will need to be

submitted, and the environmental assessment filled out. Vice Chairman Stroh said the SEQR Part II is filled out.

Dean Gass provided the following updates:

1. In addition to the existing traffic issues on Route 49 - National Grid will replace underground gas lines on Route 49, from Taco Bell to the intersection on Route 37.
2. Power poles and power lines will have to be moved to set the bridge.
3. Lake Shack will be replaced by Pavone's Pizza.
4. The next NORCOG meeting will be held on 10/30 at The West Monroe Town Hall, there a DEC rep will discuss the wetlands 500 foot check zone.

Heidi Tompkins will be our replacement TUG Hill contact for Paul Baxter. She discussed OSHA's new 600 page standards and requirements for the fire departments, similar to what Dean Gass shared at our last meeting e.g., fire truck drivers cannot be older than 65 years, the fire gear expires after 3 years... The TUG Hill has drafted a letter [opposing these new regulations], she will email it to Mary. Mary will send it out to our Planning Board members, in the hopes that they will send it on. The comment period is extended to 10/18 and the Public Hearing will be held Tuesday 11/12.

ADJOURNMENT: Mr. Sheldon made a motion to adjourn the meeting, Ms. Micale seconded, all were in favor and the motion was approved. Vice Chairman Stroh closed the meeting at 9:40 PM.

Respectfully submitted,

Mary Regan-Benson (Recording Secretary)