

APPROVED MINUTES

TOWN OF WEST MONROE PLANNING BOARD

MINUTES OF THE REGULAR MEETING

May 8, 2025

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

ALSO IN ATTENDANCE: Michael Fenton, Krista Ruzekowicz, Mark Ruzekowicz, David Bardoun, Christopher Taylor, Owen Dixon, Dean Gass, Paul Baxter, Gary Harrington, and Dale Maher

Chairman Hayes called the meeting to order at 7:30 PM. He invited Mr. Quattrini up to join The Board. The 4/23/25 Meeting Minutes were reviewed. Ms. Snavlin noted it was Ms. Micale who offered to help with grants for Kleis, and Codes Officer Gass requested that the DEC wetlands example be made more generic. Ms. Micale made a motion to approve the 4/23/25 minutes as amended, Mr. Sheldon seconded the motion. All were in favor except Mr. Quattrini who abstained, and the motion was approved.

Dave Bardoun presented for the application from Owen Wilson (Elite Asphalt CNY, LLC) for a Special Use Permit to store material and equipment for his paving and snow removal business, and a Commercial Site Plan Review. The property is located at 1801 County Route 37, tax id. No 260.00-04-22. The property is in a Rural District and consists of 51.62 acres. The proposal includes a covered material storage area and covered fuel tank area. The company does paving and plowing. There are several company trucks and trailers. Since the location is on a county road, a 239 review by the county is necessary. There is existing power and a 30 foot wide driveway. The dumpster location will be moved next to the canopy structure, away from the building. The employees come in, pick up the trucks and leave for the day. The fuel tank storage is regulated, it is a double walled tank, Codes Officer Gass has the paperwork. The tanks are above ground. There is employee parking. This is an existing site, with a change of owner.

Ms. Micale asked if there are customers. Dave Bardoun said there are no customers and no signage.

In the future there may be septic and water.

Ms. Wolf asked about the hours of operation. Dave Bardoun responded that they are listed on the site plan: 6AM – 5PM Mondays through Saturdays, closed on Sundays.

Ms. Snavlin asked how many trucks will be going in and out of there. Dave Bardoun said 10 or less.

Mr. Sheldon asked if there was any reason to not show potential parking now, suggesting they could add it as proposed.

Dave Bardoun noted this is a 2 season business. The driveway, building and usage are all existing today.

Ms. Wolf would like a buffer on both sides. Dave Bardoun said the house is 20 feet higher. He suggested to Owen Dixon that he have [adjacent] homeowners come to the next meeting (the Public Hearing).

There was discussion about Section 7.06.2 of our Zoning Law: Buffering.

This request will require a Special Use Permit for storage in a rural district, and equipment storage. Ms. Snavlin was worried about sound in the morning (plowing). Dave Bardoun responded that at least 50% of the employees take their trucks home at night [which would eliminate a good portion of the noise in the morning problem].

Chairman Hayes noted that he had a paid application, Part 1 of the SEQR filled out, a letter from Codes indicating it is proper zoning and that Codes had no issues. Chairman Hayes said in the SEQR Part 2 - he doesn't see any moderate or large impact items. He will touch base with Dave Bardoun and get the 239 in for review tomorrow.

Ms. Wolf asked if a fence is required. Dave Bardoun said they could ask Shirley Betts and the other neighbor.

The next steps were to complete the SEQR Parts 2 and 3 and confirm a Negative Declaration.

Ms. Wolf asked if this property has any wetlands/purple lines. Dave Bardoun's response was not now. He noted they could show future proposed parking.

Ms. Snavlin made a motion to approve the SEQR declaring The Board as the lead agency, with no negative reviews on the environmental impact. Mr. Sheldon seconded the motion, all were in favor. The motion was approved.

Ms. Micale made a motion to schedule a Public Hearing for the Special Use Permit and Site Plan Review for May 28th at 7:15 PM. Ms. Snavlin seconded the motion, all were in favor. The motion was approved.

Dave Bardoun pointed out that we (The Planning Board) are the Lead Agency, thus we have jurisdiction to determine that this application meets our town laws. Chairman Hayes declared to accept the plan as submitted as the lead agency.

Dave Bardoun said he will make modifications for future parking and trees.

Codes Officer Gass informed us that potential **Bed and Breakfast at 87 Whig Hill Road** cancelled for tonight's meeting and the project may not happen.

Dave Bardoun then presented for **Mike Fenton's Shiffdon Land Company**, located at 57 Camic Road. This is the old Lake Fish Company, and the mini storage facility. There is an existing site plan from 1986. The concrete building was Lake Fish Company, and the mini storage was approved for a 30 x 130 building. All drives are currently on there on the plan. There is a fence around the perimeter. The old site plan and building permit are documented. The existing site plan is being modified from 50,000 square feet to 42,000 square feet. The unit is in the same location, 21 feet away from the property line.

They will clean up the parking on the Camic Road side. The fencing company will install a 6 foot fence on the west side, and on the north side fencing with an 8 foot gate. The hours will be from 6 AM to 7 PM Mondays through Saturdays.

Ms. Micale asked if they would clean up the trash on the site. She is concerned about the effect on the neighborhood.

Mark Ruzekowicz offered that he has a petition signed by 56 neighbors who do not want this business in their neighborhood. Dave Bardoun said they are trying to mitigate the issues.

Ms. Wolf asked how many buildings. She was concerned about the esthetics in a waterfront neighborhood. Dave Bardoun pointed out that the workers get there in the morning, get their equipment and leave. There are no customers and no signage.

Ms. Snavlin asked who is bringing in ATV storage. Mike Fenton said he buys and sells RVs, they will be put inside. He noted that they cleaned up the Camic side last year and will be cleaning up the Kellar Side this year. Dave Bardoun said the chain link fence is coming down. Ms. Wolf observed that we have heard about the problems [at this site] many times, and the problems need to be mitigated first.

Dave Bardoun then shared that because the square footage is the same, this a minor change and does not require a Public Hearing or Planning Board approval. This is an informational meeting, the decision is in the hands of The Codes Officer.

Codes Officer Gass said that the 1/23/19 Planning Board Minutes documented that there has never been a site plan nor a building permit for this property. In the 2/27/19 Planning Board minutes, then Codes Officer Dolan said a PLAT was found along with a building permit for a mini storage building located on the Lake Fish Company's PLAT.

Ms. Wolf asked if the Planning Board can choose to have a Public Hearing. Dave Bardoun responded NO, and cited section 6.19 of our Zoning Law (Modification of an Approved Site Plan or Special Use Permit), referring to item #1 – definition of a minor modification. Mr. Quattrini clarified that the Planning Board does not have enforcement responsibilities. We cannot require anything that doesn't involve Planning Board approval, it all goes to Codes. Apparently that is true in this situation.

Dale Maher observed that there is a fence in the original plan, Dave Bardoun acknowledged it is a 6 foot chain link fence around the storage facility. Dale Maher then asked if improvements will

be made to the existing fence before building? Dave Bardoun said that Codes Office Gass can put a timeline on it, with conditions. The goal is the fence first.

Ms. Snavlin asked for a clarification: is the original size reduced to 42,000 square feet, and are there no customers? Skinner Fence has no customers [on site].

Ms. Wolf asked if the fence goes around the entire perimeter. Dave Bardoun clarified that it will be an 8 foot fence to the north, and a 6 foot fence to the west. Ms. Micale asked if everything is not enclosed. Dave Bardoun said that is correct. The chain link fence on the north and west sides are being removed.

Chairman Hayes said if there are issues, to take them up with Codes. Someone else added that if Codes does not respond, go the Town Board.

Codes Officer Gass:

There have been **50 collapsed buildings** in West Monroe from the incessant snow this winter. 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.

Dean Gass is one of four Codes Officers asked to participate in a quarterly zoom call with Albany re: DEC wetlands, to represent a rural area.

Big Bay resident 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 the use of large industrial trucks, from 6 AM to 8 PM. His concern is that the fencing company has made a mess, and tractor trailers pull into his sister Krista Ruzekowicz's property at 67 Keller Rd. He noted that Wholesale Use and Industrial Use are not allowed in the Waterfront Hamlet Zone. He observed that 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.

Krista Ruzekowicz complained that they plowed and dropped snow on her property. Mike Fenton said the Ruzakowiczs plow snow onto his property. Krista Ruzekowicz said although the working hours are supposed to be 6 AM until 7 PM, she has called the police at 11 PM when they are still working. "The beep beep beep machine runs all day long."

Dale Maher said [the definition of] a fencing company falls under storage. Mark Ruzekowicz has no problem with storage. Ms. Wolf disagreed with Dale Maher – noting that a fencing company is classified as construction, not storage. Dale Maher responded by citing Chat GPT Meeting Minutes 5-8-2025

which classifies fencing as storage. Mark Ruzekowicz feels the zoning is flawed, and suggested he will look into it with a lawyer.

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 Ruzekowicz 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).

Christopher Taylor observed that this is not Fayetteville. He has downsized to Camic Road, but it is noisy and there are lots of businesses. He felt the traffic will increase this summer, but it is what it is. He doesn't know the solution. He requested that the Planning Board meeting dates be put on the calendar online, as this would provide better communication (point well taken, Mary RB has since added our meetings to the calendar as requested). He suggested perhaps a Facebook page would also be an effective way to communicate.

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 9:20 PM.

Respectfully submitted,

Mary Regan-Benson (Recording Secretary)