

APPROVED MINUTES

TOWN OF WEST MONROE PLANNING BOARD

MINUTES OF THE REGULAR MEETING

June 26, 2024

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

ALSO IN ATTENDANCE: David Bardoun, Katelyn Murray Burgen, Melissa Snavlin, Dean Gass, and Paul Baxter

Chairman Roberts called the meeting to order at 7:30 PM. Mr. Quattrini was invited to join The Board, he accepted. The 6/13/24 Meeting Minutes were reviewed. Ms. Micale made a motion to approve the 6/13/24 minutes as submitted, Ms. Wolf seconded the motion. All were in favor except Mr. Carpenter and Mr. Hayes who abstained. The motion was approved.

Dave Bardoun presented updated prints supporting Leanne Daubek's application to reopen The Big Bay Bar as **The Bayside Bar and Grill**, located at 155 Camic Road. He had added some of the historical use information to the notes.

Chairman Roberts had emailed Codes Officer Dean Gass and Town Supervisor Dale Maher, asking them to review this case and ask the legal department to look into it. Town Supervisor Maher does not think that the lawyer needs to get involved and sent a letter to that effect. He claimed that this business (actually 3 businesses) were pre existing before the town implemented site plan requirements. The business has been in operation since 1984, however a piece, the bar, did not operate for a while – due to Covid. Codes Officer Gass said at that time, bars and restaurants could not serve, but operate only in a drive-thru capacity. He noted that a lot of businesses did not open back up.

Ms. Micale observed that it is important to note that this situation is so unique, no other circumstances like this will apply to any business in West Monroe. She is in full agreement with the supervisor's position, and so is Mr. Carpenter.

Mr. Sheldon thought this could have been taken care of in the last meeting (let it stand as a minor change). He thought that in the future, we are probably unlikely to run into a situation like this. He did question how we would deal with the site plan, although we did not review/stamp it. Chairman Roberts said it would be saved in the file, for the future.

Ms. Micale noted that the only thing that is changing is the bottom floor of 1 building (the bar, being reopened).

Ms. Wolf said she never thought it should be shut down, but thought we needed direction on how do to deal with a business without a site plan, and thought it was appropriate to ask the lawyer. That being said, the supervisor's response has her full support

Mr. Quattrini agrees with Ms. Micale – there is no problem. This is a unique situation, and it should be classified as either no change or a minor change.

The site plan will be stored in both Codes and Planning Board files for The Bayside Bar and Grill.

Mr. Carpenter is in full agreement. Mr. Hayes thought it was a no-brainer.

Ms. Micale noted this was an existing business that had to be shut down during Covid and now wants to re-open.

Mary RB asked if Codes could put stipulations on a minor adjustment. She was informed that the plan has listed operating hours and will close 1 day a week. The band will be a 1 or 2 man band during the daytime (the nighttime has too many bugs). Leanne has indicated her preferences.

Chairman Roberts commented that this is really not even a minor change, in that the only change is adding a speed bump to cut down on the dust.

Dave Bardoun asked if Dean Gass will write a letter documenting this case. Dean will write to the owners, with an explanation of both current use and the process for a change in the future.

Dave Bardoun asked about the status of the sub-division update (not started), regarding the Stock Farm. He noted that Hobbs is in limbo – that is located next to the new Joa's.

There was a discussion on recusal requirements. Dave Bardoun will ask Tom Vona to research this information. It was interesting to hear that if a board member must recuse themselves due to a personal conflict of interest – it starts at the onset of the discussion and continues through to the vote. That member may go sit with the public and participate in the discussion as a concerned citizen.

Paul Baxter gave us a preannouncement to the next day's TUG Hill Times: Paul will be retiring no later than March 2025. Congratulations Paul!

Dean Gass detailed several situations involving the DEC. The DEC previously had shut down jobs, Dean intervened and gave supporting documentation, and now the jobs are going again.

Chairman Roberts decided the July 11th meeting could be cancelled, due to a lack of business.

Chairman Roberts asked the current Planning Board members to review and recommend a candidate for the open alternate spot. The candidates were Katelyn Murray Bergen and Mellissa Snavlin. The vote favored Melissa Snavlin, and a letter was sent to The Town Board requesting Melissa be appointed as an alternate to The Planning Board.

ADJOURNMENT: Ms. Micale made a motion to adjourn the meeting, Ms. Wolf seconded, all were in favor and the motion was approved. Chairman Roberts closed the meeting at 8:20 PM.

Respectfully submitted,

Mary Regan-Benson (Recording Secretary)