

APPROVED MINUTES

TOWN OF WEST MONROE PLANNING BOARD

MINUTES OF THE REGULAR MEETING

August 28, 2024

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

ALSO IN ATTENDANCE: David Bardoun, Katelyn Murray Burgen, Neil Brownell, Liz Halliday, Chelsey Halliday, Chick Quattrini, Melissa Snavlin, Dean Gass, and Paul Baxter

Chairman Roberts called the meeting to order at 7:30 PM. The 7/24/24 Meeting Minutes were reviewed. Ms. Micale made a motion to approve the 6/13/24 minutes as amended (put an “i” at the end of Mr. Quattrini’s name on page 1), Ms. Wolf seconded the motion. All were in favor except Mr. Carpenter, Ms. Micale and Ms. Wolf who abstained. The motion was approved.

Dave Bardoun presented the 3 minor subdivisions he is working on for his clients:

Neil Brownell has applied for a 2 lot minor subdivision and a lot line adjustment. The property is located at 128 Whig Hill Road, tax id # 277.00-02-05.02. The lot is just under 6 acres. He will retain 1.3 acres and create 2 new lots off Whig Hill Rd. There will be 2 curb cuts and eventually 2 new individual septic systems and wells. Lot #1 will be 2.18 acres, Lot #2 will be 2.18 acres and Lot #3 will be 1.38 acres and will be merged with their existing property.

Ms. Micale said we need to see it merged on the map. Dave Bardoun responded that it will be merged on the deed and can be added to the map. He noted that the front is cleared, and the back will be left natural. It is a non-conforming lot, they are not trying to create a stand-alone lot.

Mr. Sheldon asked if culverts will be necessary if houses are built. Dave replied that the culverts are already built. They had to lower an existing culvert to get it to work properly. Codes reviewed this application and found no zoning issues.

Ms. Micale made a motion to schedule a Public Hearing at 7:15 PM on Wednesday September 25th, and approve the submission. Ms. Wolf seconded the motion, all were in favor. The motion was approved.

Chris Neverette is applying for a lot line adjustment and a 2 lot subdivision for his property located at 82 Pulver Rd, tax id # 260.00-04-35.10. In January 2023 the Planning Board approved a subdivision, he would like to adjust the easterly bounds of Lot #1 by 25 feet to increase the road frontage from 150 feet to 175 feet. He would like to sell Lot #2 (3.90 acres) and build on Lot #1 (1.90 acres).

Ms. Micale asked if this meets all setbacks. Dave Bardoun said yes.

Chairman Roberts reviewed Section 7.08 (Lot Line Adjustment) of our Subdivision Law and explained that a lot line adjustment needs to be reviewed and approved by Codes. The assessor must be notified, and the deed filed if/when it is sold. This had been filed with the County Clerk's Office, now they want the Planning Board stamp (and signature) to amend the existing subdivision.

The application and SEQR are filled out. Codes reviewed this application and found no zoning issues.

There are no wetlands on the new lot.

Mr. Sheldon made a motion to schedule a Public Hearing at 7:15PM on September 25th and approve the submission. Mr. Stroh seconded the motion, all were in favor. The motion was approved.

Shirley Betts applied for a 2 lot minor subdivision for her property located at 1807 County Route 37, tax id 260.00-04-22.01. She would like to create a new building lot. The house is on Lot #1, which is 1.17 acres. Lot #2 will be 1.00 acre. Dave Bardoun will update the prints before the next meeting. The pole barn is to come down, there is a new roof on the existing home. The milkhouse will be removed, as well as the barn on Lot 1, all the barns will be gone.

The application is completed and signed. The letter from Codes indicates there are no zoning issues. The SEQR is done, all impacts are small or minor.

Ms. Micale asked if the milkhouse has to be gone before approval. Chairman Roberts said it is non-conforming, so it can be removed, plan to be removed, or the approval can be made contingent upon removal.

Chairman Roberts will submit the 239LM to the county.

Mr. Carpenter made a motion to schedule a Public Hearing at 7:15 PM on September 25th, and to approve the submission. Ms. Micale seconded the motion, all were in favor. The motion was approved.

Codes Officer Dean Gass gave the following updates:

- Dean talked to the plant manager for the concrete plant. They never saw the plans from C&S. There is a new engineer. The process is back on track, and they will attend our September meeting. Dean noted that this change will be an asset: there will hardly be any dust, the noise will be restricted, it will be heated and produce concrete year-round.
- The state is putting a restriction on fire department drivers – they cannot be older than 65 years. If they are, they cannot drive fire equipment. West Monroe will lose 6 drivers. Equipment older than 15 years must be replaced. Volunteer firemen will have to pay for their own training and equipment, costs will increase from \$200 to \$1200.

- Mentor Ambulance is stepping up to take care of the North Shore, Constantia will hire Mentor.
- Development is happening on both sides of Route 81, this may lead to a sewage treatment plant.
- The 500 foot check zone for wetlands should go in to effect on January 1st, 2025.
- With the bridge on Route 49 out, the detour to Hellinger Road has significantly increased the traffic volume there: from 400 to 8500 vehicles per day.

ADJOURNMENT: Ms. Micale made a motion to adjourn the meeting, Mr. Sheldon seconded, all were in favor and the motion was approved. Chairman Roberts closed the meeting at 8:30 PM.

Respectfully submitted,

Mary Regan-Benson (Recording Secretary)