

APPROVED MINUTES

TOWN OF WEST MONROE PLANNING BOARD

MINUTES OF THE 2887 NYS 49 SUBDIVISION and THE REGULAR MEETING

April 24, 2024

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

**ALSO IN ATTENDANCE:** Katelyn Murray Burgen, David Bardoun, Dean Gass, and Shaun Strauss

Chairman Roberts called the **2887 NYS 49 Subdivision Public Hearing** to order at 7:15 PM. Mr. Quattrini was invited to join The Board, he accepted.

There were no comments from the public and no donuts from Dave Bardoun.

Chairman Roberts closed the Public Hearing at 7:30 PM.

Chairman Roberts called the **Regular Meeting** to order at 7:30 PM.

The 3/27/24 Meeting Minutes were reviewed. Mr. Sheldon made a motion to approve the minutes as submitted, Ms. Wolf seconded the motion. All were in favor except Mr. Carpenter, Mr. Quattrini and Ms. Micale who abstained. The motion was approved.

The **2887 NYS 49 subdivision was discussed**. Dave Bardoun said the print is the same as last month. Chairman Roberts received the 239LM back from Oswego County, noting there were no significant or intercommunity impacts. Part 2 of The SEQR had no or very small impacts. Part 3 of The SEQR was completed with no major impacts. The letter from Codes indicated that there were no zoning issues. Ms. Micale made a motion to accept the application as submitted, Ms. Wolf seconded, and all were in favor. The motion was approved.

Again there was mention of **donuts** and Dave Bardoun's name in the same sentence. Come to our ~~April~~ May meeting to find out more...

Dave Bardoun presented a plan for **Home Depot to rent the property owned by Dale Lagstrom located at 1685 County Route 37, tax id # 276.00-01-03**. He was accompanied by Shaun Strauss, the Regional Rental Manager for Home Depot. The proposed plan is to use this property as a rental equipment transfer station, operating Monday – Friday, 8 hours a day. Home Depot will repair or take old equipment out of service and put new rental equipment in

service. The repairs will be minor, there will never be any customers on this site. There will be 5 – 7 technicians, but they will never be there all together.

Fluids (oil, gas, etc.) will be stored in indoor containers, and the company Clean Earth will handle all hazardous materials. There will be 2 55 gallon drums.

Ms. Micale asked if they would decommission skid steers, would this become a [machine] graveyard. Shaun Strauss said no, if there is any long term storage – it will be for a legal reason (e.g., stored while needed for a lawsuit).

Mr. Sheldon asked if the sites were full. Shaun replied No. The goal is to have the equipment in and out within 6 days (turn and burn).

There will be a gate in the front and in the back section. Dale Lagstrom (the property owner) wants only a chain link fence in the back. There will be a dumpster in the back, screened from the road. It was noted that West Monroe law states that dumpsters must be enclosed.

There will be no new lighting. There will be no new signage, actually no signage.

Ms. Wolf asked how the deliveries will work. Shaun responded that a 53 foot semi can pull in to deliver equipment, but it will not be stored on the site. She then inquired about the number of deliveries per month. Shaun noted that it is super seasonal. There will be maybe 2 deliveries a week from the end of April to the beginning of July. This facility will service 28 stores.

Dave Bardoun commented that this is essentially the same use as Dale Lagstrom's Lawncare Solutions business, noting that Dale also repaired equipment. His business there has been closed in the past year.

There was discussion on how to classify this business → storage.

Mr. Carpenter who works at Home Depot, asked for clarification that these products are rented and not sold → yes.

Ms. Wolf asked if the building is big enough to store fluids inside. Shaun answered yes; there are 18 different types of machines, and outside storage is limited to empty trailers. The 5x8 trailers are a big item.

Mr. Sheldon was concerned about the 22 foot wide driveway and driver safety and traffic and backup. Dave Bardoun said Dale Lagstrom said he has had tractor trailers there before. The culverts are wider, and could be widened in the future, if necessary.

Chairman Roberts read through the original site plan, it was submitted on 5/8/19 and approved by the Planning Board on 6/13/19. It is for commercial/retail use in a Rural Zone. He asked if there will be storage bins → no, they have been removed, per Dave Bardoun.

Dave Bardoun observed that the white pines have not been planted. There is a 20 foot buffer on the north side of the parking area.

Shaun said there is no additional lighting required, they will use security cameras.

From old meeting minutes, Mr. Stroh reported that a SWIPP was not needed. Mr. Sheldon said salt storage is not applicable.

Mr. Sheldon asked if this facility will be used in the winter. Shaun said not as much.

Ms. Wolf asked about the hours of operation starting at 7AM and the usage of air hammers. Shaun said not to be concerned, it is typically between 7:30 and 8:00 before anyone is present at all.

Mr. Stroh noted that the original business plan was for employees to come in, drop off their vehicle, hop in other [company] vehicles, and go. Chairman Roberts added that it was also to fix equipment.

Mr. Stroh asked if a restroom will be needed. Dave Bardoun said there is a restroom in the building.

Codes Officer Gass reviewed both business site plans and concluded it is the same use of the property.

Dave Bardoun had no answer for the septic questions that arose. There are 5 questions for him to ask Dale Lagstrom:

1. Septic clarification
2. Larger entrance – 24 foot driveway
3. Buffer trees were not planted
4. Southern buffer [change 5 to 10?]
5. Handicapped parking

Chairman Roberts read Section 6.19 of our Zoning Law [Modification of an Approved Site Plan or Special Use Permit] which addresses the definitions of minor, moderate and major changes. He then asked if this was minor or moderate. Mr. Sheldon thought minor, asked for the update to go back to the original driveway width of 24 feet, and that the trees should be planted. Ms. Wolf asked if the county approved the 24 foot driveway → yes

Chairman Roberts suggested leaving the original buffer on the south side. Mr. Bardoun said there is already stone there. The proposed buffer was 20 feet, they put in 25 feet, 5 feet more than the original proposal. He noted that no one is [lives] on the south side.

Mr. Quattrini thought it would be a minor change. Mary RB asked if it is a minor change, then would the procedure be for Dave Bardoun to get the 5 questions answered from Dale Lagstrom and give the answers to Dean Gass → yes. Chairman Roberts said to proceed as if this is a minor change.

Code Officer Gass noted that deliveries would not be unloaded on County Route 37. Shaun added that they cannot unload on the road – that is Home Depot standard operating procedure.

It was restated that equipment will not be there longer than 30 days for storage UNLESS it is a health concern/issue or a catastrophic equipment failure.

Ms. Wolf asked if the northside would have a fence. Dave Bardoun said it will be left as a green area.

Chairman Roberts advised they update the plan, working with Codes Officer Gass. There will be no offloading of equipment on the road. He said to call him if they want another set of eyes to review this.

We still have an opening for a Planning Board alternate member. Katelyn Murray is interested and has sent us her resume. Cortney has advertised the opening and will let us know if there are any additional applicants.

Chairman Roberts announced that the review of and suggested changes to the Zoning Law are complete. Copies of the new proposed Zoning Law were distributed, and he asked for everyone to review it and send their comments and/or corrections. We can review/revise the Subdivision Law whenever we want, it does not have to go through the same hurdles as the Zoning Law.

Mr. Stroh asked if the new rules [if /when approved] will apply to existing businesses. He had a question on animal shelters and veterinary services, yours truly would appreciate clarification for these minutes – thank you. → Mr. Stroh advised that a vet is a person, so a change was made to our proposed definitions to use veterinary services instead of vet (so it will read Animal Shelter/Kennel/Veterinary Services).

There was a discussion about Blight. Mr. Quattrini asked about blight and junkyards: how are regulations enforced and who is the Zoning and Codes Officer responsible. It is still Dean Gass. Mr. Quattrini asked about the complaint process, and is there a progression? A citation can be issued. He then asked what happens if it is not complied with → good question!

**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 9:10 PM.

Respectfully submitted,

Mary Regan-Benson (Recording Secretary)