

Planning Board Meeting Minutes

August 1, 2022 at 7:00 PM, McAuslan Hall

Present: Nancy Weber, Chairwoman
Karen Davies-Buckley, Counselor
Bonnie Loforte, Counselor
Allison Trudell, Counselor
Gary Toth, Counselor
Graham Seiter, Town Attorney
Ron Marsden, Code Enforcement Officer
Ned Waterbury, ZBA Chairman

And 3 in the audience.

Chairman Weber opened the meeting with the Pledge of Allegiance at 7:04 pm.

A motion was made by Trudell and seconded by Loforte to approve the June 2022 regular meeting minutes. The motion was adopted by a vote of 4 ayes: Weber, Davies-Buckley, Loforte, and Trudell, and 0 nays.

Old Business-

Forms & Mail

Trudell will share the new special use permit and sawmill checklist forms with the board for review and ask for approval at the September Town Board meeting. Marsden will keep the Oswego County letter on file. Weber said a subdivision occurred on a George Road property; the original line was too close to their garage so the property owner pushed the boundary back to meet the setback. Weber will sign the new map.

Monroe Bait Shop

Weber introduced herself and the board to the applicants. Weber asked if the applicants made any changes. The applicant said yes and Marsden confirmed that they were distributed to the board members. Weber asked if easements were due to the roadway. Seiter said almost every single deed has that statement and that it could be the road, utilities, etc. The applicant confirmed that they are adding three walls for a bathroom on the back of the building where there is a pre-existing foundation, plumbing, and septic. Weber said the board did a very thorough review for the photography business that was in the location prior.

Weber asked if the applicants have checked with the state DOT regarding regulations on signs. Weber asked if the sign will be static or flashing/scrolling. The applicant said he would like the messages to change and possibly include their hours. Weber said Mexico has stringent sign ordinances and is unsure of what the state allows. The applicant said the sign will be on top of the roof and is a flat screen, facing the road. Weber said she would like to review the local regulations regarding signage. Weber shared the local law- ground sign or building sign not larger than 50 square feet, single mounting with special permit, sign should not impair public

safety or restrict vision, 30 lbs/square foot wind pressure tolerance required, flashing signs are not permitted, temporary signs are permitted. The applicant confirmed that the sign cannot flash or scroll. Marsden will give the applicant a copy of the sign regulations.

Toth entered at 7:31pm.

Weber urged the applicant to check the state's website for sign restrictions. Weber said entrance and exit signs may be needed because of location. The applicant asked if the arrows painted on the pavement are enough.

Weber said parking will also need to be discussed as this is a unique situation because customers will likely be towing trailers and the business needs to provide save ingress and egress for customers. Weber said the paved driveway could wrap around the back of the building and egress on other side in order to accommodate trucks with trailers. Weber said discouraging pull off on the opposite side of the road would be good. Weber said culverts may be required. Trudell referenced a gravel drive/pull-off needing to be approved by the state DOT. Seiter said a letter has been sent to the DOT. Seiter said the public hearing isn't until September 19th. Weber asked if the applicants received water testing information from the prior owner; the applicants said no. Weber said if the bathroom is going to be for public use, it needs to be approved by the county health department. Loforte believes the prior applicants never submitted perc testing. Weber said to ensure the bathroom will pass the perc test before installing it. The applicant said the plumbing was initiated but the room was never completed.

Weber explained the process to the applicants as they move forward. Seiter said the state DOT and County Planning Board have both been notified. Loforte said the footprint isn't really changing. Weber pointed out that there should be adequate room behind the building to create a wrap-around driveway. The applicants confirmed that they own one parcel. Loforte asked how much property is located on the north side of the property, toward Pulaski. Marsden said there is no setback for driveways and property lines. The applicant said he will measure. Weber said a turnaround could be installed behind the building with entrance and exit together.

Weber said the applicants should consider: the business sign, signs for enter and exit, ingress/egress, parking, and health department approval for bathroom water. Weber urged the applicants to plan for the future and to check with state DOT on signage and ingress/egress. Seiter sent out lead agency letter to the state DOT but the sign needs to be approved by the state. Weber said documentation from the state DOT is not needed but documentation from the state Department of Health is needed. Weber said a discussion with DOT on ingress/egress will need to occur and the board needs to be informed before they'll approve the cite plan. Loforte said spring is realistic goal for opening. Weber said the applicant will have one year to get themselves up and running; the bathroom can be prolonged, for example, but the project needs to be underway within a year. Weber said to permit everything they would like now, to go as big as possible.

A motion was made by Loforte and seconded by Trudell to table the Monroe matter until the September planning board meeting September 7th, 7:00, McAuslan Hall. The motion was adopted by a vote of 5 ayes: Weber, Davies-Buckley, Loforte, Toth, and Trudell, and 0 nays. The applicants left the meeting.

New Business

Jones Subdivision

Weber said the subdivision is different from past subdivisions. The applicant is not present. Weber has questions about the subdivision being in the AP zone near town well aquifers as well as a quarry on the map. Weber asked if it is active or inactive. Weber also noticed a wetland and would like to know the purpose of the subdivision, which was not listed in application. Marsden said the subdivision is for building homes for family. Marsden said that he believes the quarry is not active. Weber said the farmland behind looks like all tillable farmland. Weber said a driveway intersects with the property line out to the quarry. Seiter said he owns the quarry so he can subdivide on the driveway if he chooses. Weber asked for more copies of the map. Weber asked if a buffer needed to exist if the quarry isn't active. Marsden will make copies of bottom part of map for the board members.

Other Business

Rosato application for Valley Road has been tabled but he is working with the DEC because of wetland issues regarding the installation of a septic system.

Weber said Harvey Miller on St Rt 3 has not enclosed his sawmill. Weber said he is not following the constraints of the permit.

A motion was made by Loforte and seconded by Davies-Buckley to adjourn at 8:20 pm. The motion was adopted by a vote of 5 ayes: Weber, Davies-Buckley, Loforte, Toth and Trudell, and 0 nays.

Respectfully submitted,

Nicole Wild
Town Clerk