



Town of Schroepfel Planning Board Meeting Minutes January 22, 2025

- 1) Meeting Called to Order.
- 2) Pledge of Allegiance.
- 3) Review and Approval of December 18, 2024 Planning Board Meeting Minutes.
 - a) On motion of R. Drumm, seconded by L. Goodman, the Board unanimously approved the December 18, 2024 meeting minutes.
- 4) B&C Storage - Site Plan Application - CR 57
 - a) 239 Review to be submitted to Oswego County Planning for approval due to the location is on a county road.
 - i) On motion of R. Loreman, seconded by G. Walts, the board unanimously agreed to send 239 to Oswego County Planning for review.
 - b) Schedule Public Hearing for February 26, 2025 Planning Board meeting.
 - i) On motion of D. Mosher, seconded by W. MacDonald, the board unanimously agreed to schedule the Public Hearing for the February 26, 2025 Planning Board meeting.
 - c) Review of SEQR and application will be conducted at the February 26, 2025 Planning Board Meeting
 - i) Owner has extensive experience with decommissioning old domestic water wells as is ready to address the well abandonment.
 - ii) Stormwater basin sizing and design is complete and meets the NYSDEC stormwater management design requirements.
- 5) Tucker Subdivision Application - CR 264
 - a) 239 Review to be submitted to Oswego County Planning for approval due to location within the Agricultural District Boundary and is on a county road.
 - i) On motion of R. Drumm, seconded by D. Mosher, the board unanimously agreed to send the 239 to Oswego County Planning for review.
 - b) Schedule Public Hearing for February 26, 2025 Planning Board meeting.
 - i) On motion of G. Walts, seconded by W. MacDonald, the Board unanimously agreed to schedule the Public Hearing for February 26, 2025 Planning Board meeting.
 - c) The proposed layout shows a 30' wide ROW designated. The town requirements are that a 90' ROW for access is required. Applicant to revise this prior to the next meeting to be in line with the town code requirements. Applicant requested to have this promptly revised so that the it can be submitted to the county for 239 approval.
- 6) 251 CR 57 - Former Dental Office next to the old Sharon Chevrolet. (Tom Doyle, new owner and Amanda Rollins Realtor, Dave Mosher - Architect) Dave Mosher, Architect of said project recused himself.
 - a) Site Plan Application submitted.
 - b) Property is a Legal, Non-conforming use.
 - c) Schedule Public Hearing for February 26, 2025 Planning Board Meeting.

- i) On motion of R. Drumm, seconded by L. Goodman, the board unanimously scheduled the Public Hearing for February 26, 2025 Planning Board meeting.
- d) Submit 239 to Oswego County Planning for review.
 - i) On motion of G. Walts, seconded by W. MacDonald, the board unanimously agreed to send the 239 to Oswego County for review.
- e) Application fees collected.
- f) Review of application and SEQR to be conducted at the February 26, 2025 Planning Board Meeting.

7) Eric Mills Subdivision.

- a) 239 Review to be submitted to Oswego County Planning for approval due to the location within the Agricultural District Boundary.
- b) Conduct Public Hearing.
 - i) On motion of R. Drumm, seconded by G. Walts, the Public Hearing was opened.
 - (1) There were no objections.
 - ii) On motion of W. MacDonald, seconded by R. Loreman, the Public Hearing was closed.
- c) Review of SEQR and Application.
 - i) On motion of R. Drumm, seconded by W. MacDonald the Planning Board unanimously named itself as the Lead Agency of this Unlisted Action and adopted a negative declaration for purposes of SEQR.
 - ii) On motion of L. Goodman, seconded by D. Mosher, the Planning Board unanimously resolved to approve the 2-lot subdivision as reflected on the Map entitled "Subdivision Map of Lands of Eric W. Mills" prepared by Russell L. Getman, LLS dated November 15, 2024 subject to the following conditions: (1) receipt of positive GML 239 referral from Oswego County Planning and (2) the septic design for any future development on the 40+ acre lot shall be approved by the Oswego County Health Department.

8) Pietrowicz Subdivision and Lot Line Adjustment - Margaret Pietrowicz.

- a) Simple Subdivision/Lot Line Adjustment was approved at the codes desk today, January 22, 2025. This is complete.
- b) Revised drawings have been submitted along with the completed application and SEQR forms.
- c) Application fees paid.
- d) Application does not meet the criteria for a 239 review by Oswego County Planning.
- e) Conduct Public Hearing.
 - i) On motion of W. MacDonald, seconded by D. Mosher, the Public Hearing was opened.
 - (1) There was no objections.
 - ii) On motion of R. Loreman, seconded by R. Drumm the Public Hearing was closed.
- f) Review of SEQR and application.
 - i) On motion of G. Walts, seconded by L. Goodman the Planning Board unanimously named itself as the Lead Agency of this Unlisted Action and adopted a negative declaration for purposes of SEQR.
 - ii) On motion of W. MacDonald, seconded by R. Loreman, the Planning Board unanimously resolved to approve the 2-lot subdivision as reflected on the Map entitled "Subdivision Map of Lands of James F. Pietrowski" prepared by Russell L. Getman last revised January 22, 2025 subject to the following conditions: any septic system for new development on the 9.72 acre lot shall be approved by the Oswego County Health Department.

- (1) One suggestion is that the Deed requirements should be set forth on the Subdivision Map and compliance with that Section will need to be a condition of any approval.

9) RPM Mechanical, located on CR10, tax map id: 315.00-04-12.01.

- a) Notice of violation letter was sent from the Town Codes office on December 4, 2024 via certified mail. Individual refused the delivery of the letter...did not go to the post office to pick up the letter.
- b) January 7, 2024, individual picked up the letter at the Code Enforcement Office.
- c) The next step is to issue an appearance ticket to the owner.
- d) Town Code allows for fines of \$250 per week for fines. The law allows for fines up to \$1,000 per day. Working with the Town Board to revise this \$250 fine per week to one more in line with the \$1,000 per day.
- e) Revocation of site plan approval as an option. Town code allows this as an option.
- f) It is worth noting that after the violation letter was issued, additional items were observed to have been moved to the site.
- g) Site plan approval was granted with several conditions, including obtaining a curb cut permit from the county. Code enforcement is to call the county to ensure that these conditions have been met.

10) Motion to adjourn.

- a) On motion of W. MacDonald, seconded by R. Loreman, the board unanimously agreed to adjourn the meeting.