



Town of Schroepfel
Planning Board Meeting Minutes
February 28, 2024

Attendees on February 28, 2024: Don Clark, Robert Loreman, Gordon Walts, William MacDonald, Regina Drumm, Lee Goodman, Pete Stancampiano, Leslie Orman, Wendy Lougnot, CCF

1. Meeting called to order.
2. Pledge of Allegiance.
3. Review and approval of the 1/24/2024 Meeting Minutes.
 - a. On motion of R. Drumm, seconded by R. Loreman the Meeting Minutes of January 24, 2024 were unanimously approved.
4. Merle Builders - Hoag Road, three lot subdivision.
 - a. Public Hearing - Applicant is not ready for the public hearing to be conducted at this meeting with the requested updates to their application. They have requested that this meeting be moved to the March 27, 2024.
 - i. Motion to move the meeting from February 28, 2024 to March 27, 2024 was made by G. Walts, seconded by L. Goodman. Motion was unanimously approved.
5. Nextamp - Phoenix Oxbow Solar Farm Application - Hoag Road
 - a. Applicant has submitted civil drawings. These have been distributed to the Planning Board members, Counsel and the Town Engineer for review.
 - b. Town Engineer has not yet provided feedback.
 - c. Planning Board and Counsel review of the submitted documents indicate that the information requested for the height of the panels/arrays is still not provided in the submitted documents.
 - i. There are height restrictions in the town code regarding these elements and there is no information within the submission to clarify if these proposed systems meet these requirements.
 - ii. Applicant to provide updated details to clarify installed height meets town requirements.



- d. Town Board Legal Counsel has indicated that a moratorium on commercial solar development within the Town of Schroepel is eminent.
 - e. Applicant has not submitted requested renderings representing the views from various locations on the site.
 - f. Given the open items that the applicant needs to address, the incomplete review by the Town Engineer, and the pending moratorium, the Planning Board is electing not move forward at this time with SEQR or Lead Agency actions/determinations.
 - g. Planning Board has expressed concerns regarding the current width of the access roads shown in the plans as well as the tight corners being sufficient to accommodate emergency vehicles.
6. Site Plan Application – Informational Presentation Only: ACLS Direct - Mike Lasell
- a. ACLS is a marketing warehouse where they produce marketing fliers for distribution. Actions pertaining to the application will be tabled until the March Planning Board meeting. The plan is to complete SEQR and finalize the application at the April Planning Board meeting.
 - b. Project to be located in the OCIP.
 - c. Building signage/landscaping at entry drive to facility.
 - i. Signage will require separate permit application and detailed submission.
 - ii. Driveway hammerhead located within setback area.
 - d. Oswego County to submit subdivision application for this property separately prior to March 2024 meeting.
7. Site Plan Application: Fab-Site Building - MBL Engineering - Mike Lasell
- a. Project to be located in the OCIP.
 - b. Business is Earthwork/Site Development, office building and laydown yard.
 - c. Building signage/landscaping at entry drive to facility.
 - i. Signage will require separate permit application and detailed submission.
 - d. Oswego County to submit subdivision application for this property separately prior to the March 2024 meeting.



- e. According to OCIP covenants, outdoor storage areas shall be paved. This storage area is shown as gravel. This deviation will require OCIP letter of approval before the Planning Board can approve.
 - i. The site plan will be reviewed and voted on at the March 27, 2024 meeting.
8. Site Plan Application - BDM Storage - MBL Engineering - Mike Lasell
 - a. Project to be located at 19 CR 6, near Phoenix Welding.
 - b. Property is currently zoned commercial C-1
 - c. Unpaved areas around the storage buildings.
 - d. Buildings to be built as the owner can fill with customers.
 - e. Three buildings planned. One building to start this spring.
 - f. Owner to provide color selections for review.
 - g. Building is screened from 481 and surrounding properties by topography and natural vegetation of the lot.
 - h. Owner shows a proposed open storage area in front of the buildings for possible large item storage (campers, trailers, etc.) This open area will be a gravel/stone/millings pad with no fencing at this time.
9. Taylor Gibbs Subdivision
 - a. Perry Road
 - b. One lot subdivision, subdividing 3.16 acres out of larger 20-acre parcel.
 - c. Schedule public hearing for March 27, 2024 meeting.
 - i. On motion of R. Drumm seconded by R. Loreman it was unanimously approved to schedule a public hearing for the March 27, 2024 meeting.
 - d. Board members questioned the irregular layout of the lot and the intended use of it. Applicant intends to be at the March meeting and will review with the board at that time.
10. Phoenix Rod and Gun Club - Expressed interest in building a pavilion at the boat launch site.
 - a. This site is located in a flood plain as noted on the FEMA Flood Plan Insurance Rate map.



- b. Town of Schroepfel zoning Code, Section 95-64 prohibits any developments in a special flood hazard area without obtaining a Floodplain Development Permit from the Town.
 - i. Requires a \$500. Application fee.
 - ii. Also requires an extensive list of requirements to be submitted prior to the issuance of a permit including professional engineering certifications.
 - iii. This Planning Board will also require proof of approval of the project by the NYSDEC prior to approving the project as this property is considered a wetland as defined by NYSDEC regulations.
 - iv. Applicant should be aware of all of these requirements in order to determine if they wish to pursue this development.
 1. The president of Phoenix Rod and Gun Club, Jack Waldron, was advised of these requirements. A discussion with the applicant took place as to the financial viability of the proposed project when considering all of these requirements. It may make more financial sense to utilize temporary structures such as tents for their planned activities. Mr. Waldron agreed.

11. Underground Car Sales - U-Haul business on CR 264.

- a. Schroepfel CEO has sited the business owner for operating a store, used car lot and a U-Haul rental facility on the property without site plan approval.
- b. There is a dilapidated house on the property that is falling in.
 - i. In the fall of 2023, the Codes official approached the property owner about the structure and the owner committed to tearing the house down in the next few weeks with his friends and relatives. This demolition never took place.
 - ii. As of the week of 2/26/24, the Codes official has issued a letter to the business owner that the structure in questions needs to be demolished by April 29, 2024 due to safety concerns related to the proximity of the failed structure to the parking lot of the operating businesses.
- c. Applicant was advised by Planning Board Chairman on February 26, 2024 to submit a site plan application for his business in order to get the necessary approvals to have these businesses on the site.



- d. Property is in a commercial zone. Owner purchased the property at auction five years ago and immediately began operating a business at the site.
- e. Prior owner had site plan approval to operate a boat upholstery business on the property. Current owner assumed that this approval transferred to him to operate a different business on the site. He was informed that this was not the case.
- f. Discussions continue with the property owner however he continues to not keep his commitments to correct the issues and is providing misleading information to the Codes official and the Planning Board Chairman.

12. Motion to adjourn

- a. On motion of P. Stancampiano and W. MacDonald the meeting adjourned. All were in favor.