



Town of Schroepfel
Planning Board Meeting Minutes
March 27, 2024

Attendees on March 27, 2024: Don Clark, Robert Loreman, Gordon Walts, William MacDonald, Regina Drumm, Lee Goodman, Pete Stancampiano, Dave Mosher, Leslie Orman, Wendy Loughnot, CCF

1) Meeting called to order at 7:00pm.

2) Pledge of Allegiance.

3) Review and approval of the 2-28-24 Meeting Minutes.

- a) On motion of G. Walts, seconded by R. Loreman the Meeting Minutes of February 28, 2024 were unanimously approved.

4) Nextamp - Phoenix Oxbow Solar Farm Application - Hoag Road.

- a) Applicant has submitted additional missing pieces of application to include renderings.
- b) On 3-12-2024 the Town Board passed a 6-month moratorium on all commercial solar development.
 - i) No further action required by the Planning Board at this time.

5) Merle Builders - Hoag Road, three lot subdivision, Scott Merle presenting.

- a) Public Hearing.
 - i) On motion of P. Stancampiano, seconded by L. Goodman the Public was open. On motion of G. Walts, seconded by P. Stancampiano the Public Hearing was closed. Comments none.
- b) Review of subdivision application.
- c) Any approval by this board will be contingent upon Oswego County Health Department approval of the septic system designs. MLB Engineering has this and submitted currently to the county for review at present.
- d) All payments have been received.
- e) SEQR - 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.
- f) Subdivision Approval: On motion of P. Stancampiano, seconded by R. Drumm, the Planning Board unanimously resolved to approve the 5-lot subdivision as reflected on the Final Subdivision Map entitled "Subdivision Map of Part of Subdivision 9 L'Hommedieus Location Town of Schroepfel" prepared by Russell L. Getman, LLS last revised March 6, 2024 subject to the following conditions:



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1. Lot 3 will be disconnected from the septic located on Lot 4 and the bathroom on Lot 3 will not be used until such time as a new septic is installed on Lot 3.
2. A new primary structure will be constructed on Lot 3 within 24 months.
3. Approval of the septic system designs by the Oswego County Department of Health.
4. Town Code Section 81-16, note F, will be added to the final map prior to signature by the Planning Board Chairman.

6) Jordan Mitchel (Taylor Gates): Perry Road Subdivision

- a) Public Hearing.
 - i) On motion of R. Drumm, seconded by R. Loreman the Public Hearing was open. On motion of G. Walts, seconded by L. Goodman the Public Hearing was closed. Comments none.
- b) One lot subdivision of 1.87 acres out of a larger 20 acre parcel.
- c) All payments have been received.
- d) SEQR - On motion of W. MacDonald, seconded by P. Stancampiano the Planning Board unanimously named itself as the Lead Agency of this Unlisted Action and adopted a negative declaration for purposes of SEQR.
- e) On motion of R. Drumm, seconded by R. Loreman, the Planning Board unanimously resolved to approve the 2-lot subdivision as reflected on the Final Subdivision Map entitled "Subdivision Map of Part of Farm Lots 2 & 7 24th Township. Scriba's Patent Town of Schroepfel" prepared by Russell L. Getman, LLS last revised February 13, 2024.

7) Mary Williams Subdivision

- a) Corner of Sutton Road and Evans Road.
- b) All payments have been received.
- c) Planning Board to send to county for 239 Review and Approval.
- d) Public Hearing scheduled for April 24, 2024 PB Meeting.
- e) On motion of L. Goodman, seconded by G. Walts, a Public Meeting was scheduled for the next meeting on April 24, 2024.



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8) Underground Sales, LLC - Site Plan Approval (U-Haul Facility on CR 264).

- a) Site Plan application generated by Moore Land Surveying.
- b) U-Haul, used car and retail store are operated on the property.
- c) Planning Board to send to county for 239 Review and Approval.
- d) Property is currently zoned C2.
- e) This is a corrective site plan application to address the operation of these businesses without prior site plan approval.
 - i) Contingent to Site Plan approval, dilapidated house must be removed. Revise Site Plan map to include parking requirements.

9) Phoenix Industrial Park - Subdivision for Fab Site and ACLS Direct.

- a) Subdivision for the parcel intended for Fab-Site Industries Facility. Establish public hearing for April 24, 2024 meeting.
- b) On motion of R. Drumm, seconded by P. Stancampiano a Public Hearing was scheduled for April 24, 2024.
 - i) Planning Board to send to county for 239 Review and Approval.
- c) Subdivision for the parcel intended for ACLS Direct Facility. Establish public hearing for April 24, 2024 meeting.
 - i) On motion of W. MacDonald, seconded by G Walts a Public Hearing was scheduled for April 24, 2024.
 - ii) Planning Board to send to county for 239 Review and Approval.

10) Phoenix Industrial Park - Park Expansion Site Plan Application, Bill Perrine, presenting for C&S.

- a) Project introduction and overview.
- b) Planning Board to send to county for 239 Review and Approval.

11) Phoenix OTB/FX Caprara Car Companies - Site Plan Application.

- a) MLB Engineering - Mike Lasell - Introductory overview of the intent of the facility.
- b) Planning Board to send to county for 239 Review and Approval.
- c) Owner requested to show customer parking on the plans for next meeting.
- d) Any new signage would require separate permitting through the town codes office.



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- e) Owner advised to contact Town Supervisor to coordinate a meeting to resolve open issues with sewage pumping systems, EDU's, annual maintenance costs, prior to opening operations for business.
- f) Confirmation that property transaction is complete.
- g) All fees have been paid.

12) Site Plan Application: FAB Site Building - MBL Engineering - Mike Lasell

- a) Project presented at the February meeting.
- b) Updates to project information since last meeting?
- c) SEQR Review.
- d) Planning Board to send to county for 239 Review and Approval.
- e) Review and approval of application contingent upon approval of subdivision of parcel at the April 24, 2024 monthly meeting.

13) Site Plan Application - Informational Presentation Only, ACLS Direct - Mike Lasell.

- a) Project presented at the February meeting.
- b) Planning Board to send to county for 239 Review and Approval.
- c) Updates to project information since the last meeting?
- d) SEQR Review.
- e) Review and approval of application contingent upon approval of subdivision of parcel at the April 24, 2024 monthly meeting.

14) Site Plan Application: BDM Storage - MBL Engineering - Mike Lasell

- a) Project to be located at 19 CR 9, near Phoenix Welding.
- b) Planning Board sent to county for 239 Review. Approval received.
- c) Property is currently zoned commercial C-1.
- d) SEQR Review - On motion of L. Goodman, seconded by R. Drumm the Planning Board unanimously named itself as the Lead Agency of this Unlisted Action and adopted a negative declaration for purposes of SEQR.
- e) Site Plan Approval: On motion of P. Stancampiano, seconded by G. Walts, the Planning Board unanimously resolved to approve the Site Plan for the storage facilities as reflected on the Final



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Site Plan Drawings entitled "BDM Storage, LLC" prepared by MBL Engineering, PLLC last revised March 26, 2024.

15) Meeting Adjournment:

- a) On motion of P. Stancampiano, seconded by W. MacDonald the meeting was adjourned at 9:50pm.