



# Town of Schroepfel

## Planning Board Meeting Minutes

### May 29, 2024 Meeting

---

*Attendees on May 24, 2024: Don Clark, William MacDonald, Regina Drumm, Lee Goodman, Pete Stancampiano, Gordon Walts, Robert Loreman, Leslie Orman, Wendy Lougnot – Planning Board Counsel with CCF. Town Supervisor JoAnn Nazarian as guest for the meeting.*

- 1) Meeting called to order.
- 2) Pledge of Allegiance.
- 3) Review and Approval of the April 24, 2024 Meeting Minutes.
  - a) On motion of P. Stancampiano and seconded by R. Loreman the minutes from the April 24, 2024 meeting were unanimously approved.
- 4) Phoenix Industrial Park - Park Expansion Site Plan Application.
  - a) SEQR Review. Lead agency consents have been received by the Town and the Highway Department. No Lead Agency objections have been received and more than 30 days have passed since the notice was sent. Part 2 of the SEQR form was reviewed. Thereafter, on motion of G. Walts, seconded by L. Goodman the Planning Board adopted a negative declaration for purposes of SEQR.
  - b) Review of application and any updates - Bill from C&S provided a review of the application.
  - c) 239 Review has been approved by Oswego County.
  - d) On motion of R. Drumm, seconded by W. MacDonald, the Planning Board unanimously resolved to approve the conceptual Site Plan for the expansion of the Oswego County Industrial Park as reflected on the Final Site Plan Drawings entitled "Oswego County Industrial Park Infrastructure Expansion Project, Town of Schroepfel, Phoenix, NY" prepared by C&S Engineers, Inc. dated February 21, 2024 subject to the following conditions: all future lots will require subdivision and site plan approval, a SWPPP and Pollution Prevention Plan will be completed prior to construction of any roads or buildings, Army Corp Engineer wetland permit will be obtained and Oswego County DOT highway permit approval.
- 5) Site Plan Application: RPM Mechanical - MBL Engineering - Mike Lasell
  - a) \$150 application fee payment has been received.
  - b) 239 Review is required.
    - i) When the codes office receives the site plan with the easement for the right of way, the 239 Review will be sent to Oswego County for approval.



# Town of Schroepfel

## Planning Board Meeting Minutes

### May 29, 2024 Meeting

- c) A detailed discussion took place regarding the business classification as suggested by the applicant and how it relates to the Town's code of permissible uses within the C2 zone. Applicant clarified several operational questions of how the business functions and anticipated traffic to the facility.
  - d) Board raised concerns regarding the storage of materials on the site and their appearance from the road at CR12. Applicant clarified that all stored materials will be stored out of site from the view from CR12.
  - e) Discussed the lot line adjustment request for the rear lot on the property. Applicant to review with the property owner, the intent to merge the properties or extend the right of way and advise this board of their choice.
  - f) SEQR approval was pushed to June 26, 2024 meeting following the 239 review as well as updated Site Plan with adjustments.
- 6) Mary Williams Subdivision - Corner of Sutton Road and Evans Road.
- a) Delay of subdivision was discussed at length with assurances that going forward the recommendations from the county will be addressed.
  - b) Subdivision was approved by the Planning Board at the 4.24 meeting.
  - c) Dimensional and scaling discrepancies found on the approved survey drawing during review discussions between the Planning Board and the County Planning Department.
    - i) Applicant has sourced a new surveyor and will be submitting a new computer-generated survey to the Planning Board for review and administratively approve in the June Planning Board Meeting.
- 7) Town Supervisor discussed with the Planning Board the Town Board's position on solar moratorium and other newly surfaced information related to community solar projects and regulations.
- a) Joann Nazarian, Town Supervisor, discussed the Town Board's position on solar moratorium. Ms. Nazarian also discussed cell tower, and fee schedule updates. She discussed her research of other nearby townships regarding their position of solar farms, cell towers etc. The Board appreciated her input and will work as she works to update.
- 8) Motion to adjourn.

On motion of P. Stancampiano, seconded by W. MacDonald the meeting was unanimously adjourned.