



**Town of Schroepfel
Planning Board Meeting
October 24, 2024**

Attendees: Don Clark - Chairman, Members - Gordon Walts, William MacDonald, Pete Stancampiano, Lee Goodman, Robert Loreman, Leslie Orman - Recording Secretary and Wendy Lougnot - Planning Board Counsel

- 1) Meeting Called to Order.
- 2) Pledge of Allegiance.
- 3) Review and approval of September 25, 2024 Meeting Minutes.
 - a) On motion of G. Walts and seconded by R. Loreman, the board unanimously approved the September 25, 2024 minutes.
- 4) Discussion of November 2024 Planning Board Meeting Date as it relates to the Thanksgiving Holiday.
 - a) Due to the upcoming holidays, the Board agreed to move the November 27, 2024 meeting to November 20, 2024, as well as to move the December 25, 2024 to December 18, 2024.
- 5) B&C Storage - CR 57 (Former Langdon Storage Property).
 - a) Bruce Pollock – Presented the overall vision for the site and provided a general project introduction.
 - b) Board concerns regarding proposed expansion and alterations at the site.
 - c) Wetland proximity considerations.
 - I. The board discussed concerns regarding drainage and lighting that may impact neighbors.
 - II. The board advised the applicant that site signage would need to be permitted separately.
 - III. The board suggested the applicant contact Bill Havner at the Oswego County Health Department regarding filling the existing well which will be located under the proposed relocated driveway.
- 6) Victor Frances Subdivision Request.
 - a) No action was taken at this meeting.
 - b) Applicant has not submitted a completed application and did not attend this meeting.
 - I. G. Walts will contact Mr. Frances to submit the application and attend the next meeting.
- 7) Sean Cianfarano/BR Capital Velocity Subdivision Request.
 - a) Submitted drawings contained multiple errors.
 - b) Applicant requested to correct the drawings before any next steps are taken.
 - I. Applicant needs to submit a PDF file to G. Walts at the Codes Office before the Board can take action on this subdivision.
- 8) Bell Road Subdivision - Wetland offset property for Micron - Bell Rd. and CR10.
 - a) CNY Land Surveying, Doug Reith presenting the revised plans.

- b) Oswego County provided approval for the submitted 239 request.
 - c) Conduct schedule Public Hearing
 - I. On motion of W. MacDonald, seconded by P. Stancampiano the Public Meeting was opened. No comments were offered.
 - II. On motion of L. Goodman, seconded by G. Walts the Public Hearing was closed.
 - d) Review of SEQR and application.
 - I. On motion of P. Stancampiano, seconded by W. MacDonald the Planning Board unanimously named itself as the Lead Agency of this Unlisted Action and adopted a negative declaration for purposed of SEQR.
 - II. On motion of W. MacDonald, seconded by L. Goodman, the Planning Board unanimously resolved to approve the 2-lot subdivision as reflected on the Map entitled "Final Plat Bell Road – County Route 10 Subdivision" prepared by CNY Land Surveying dated September 10, 2024.
- 9) Steve Walts Subdivision - CR10.
- a) This subdivision was processed by this board approximately one year ago, however, the paperwork was never filed. Due to the time elapsed, the applicant is resubmitting for approval.
 - b) CNY Surveying, Doug Reith
 - c) Oswego County provided approval for the submitted 239 review request.
 - d) Conduct schedule Public Hearing
 - I. On motion of R. Loreman, seconded by W. MacDonald the Public Hearing was opened. No comments were offered.
 - II. On motion of P. Stancampiano and R. Loreman the Public Hearing was closed.
 - e) Review of SEQR and application.
 - I. On motion of P. Stancampiano, 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 R. Loreman, seconded by W. MacDonald, the Planning Board unanimously resolved to approve the 3-lot subdivision as reflected on the Map entitled "Steven Walts Subdivision" prepared by CNY Land Surveying dated September 10, 2024. The following conditions are apply to this approval:
 - (1) Any septic systems shall be approved by the Oswego County Health Department.
 - (2) Any driveways shall be reviewed and approved by the Oswego County Department of Transportation.
- 10). Meeting adjourned.
- a). On motion of P. Stancampiano, seconded by W. MacDonald the meeting was adjourned.