



## Town of Schroepel Planning Board Meeting Minutes February 26, 2025

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- 1) Meeting to be called to order.
- 2) Pledge of Allegiance.
- 3) Review and approval of 1.22.2025 Planning Board Meeting Minutes.
  - a. On motion of R. Drumm, seconded by G. Walts the board unanimously approved the 1.22.2025 meeting minutes.
- 4) B&C Storage – Site Plan Application– CR 57
  - a. County 239 Review has been submitted but not yet complete. Final drawings were submitted on 2/12 and the county policy is that they have a 30-day window to complete their review.
  - b. Review of SEQR and application.
    - i. Owner will address the well abandonment with OCHD.
    - ii. B&C Storage SEQR - On motion of R. Loreman, 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.
    - iii. B&C Storage Site Plan Approval: On motion of R. Drumm, seconded by L. Goodman, the Planning Board unanimously resolved to approve the Site Plan for the storage facilities as reflected on the Site Plan Drawings entitled “B&C Storage Phoenix” prepared by RZ Engineering, PLLC dated October 7, 2024 and signed and stamped by the Planning Board Chairman on February 26, 2025 subject to the following conditions: (1) receipt of the 239 referral from Oswego County Planning with no adverse comments; (2) County Highway roadcut permit shall be required for the proposed driveway; and (3) the applicant will follow all required standards for the well decommissioning and removal.
- 5) Tucker Subdivision Application– CR 264
  - a. 239 Review to be submitted to Oswego County Planning and approved.
  - b. Conduct Public Hearing.
    - i. On motion of W. MacDonald, seconded by P Stancampiano the public hearing was opened. There was no objection to the Tucker Subdivision.
    - ii. On motion of G. Walts, seconded by R. LOreman the public hearing was closed.
  - c. Review of SEQR and application.
    - i. Tucker Subdivision SEQR - 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 purposes of SEQR.
    - ii. Tucker Subdivision Approval: On motion of R. Loreman, seconded by W. MacDonald, the Planning Board unanimously resolved to approve the 2-lot subdivision as reflected on the Map entitled “Lands to be Retained by Michael P. Tucker” prepared by Chapin Land Surveyors last revised January 22, 2025.



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- 6) 251 CR 57 – Former Dental Office next to the old Sharon Chevrolet. (Tom Doyle, new owner and Amanda Rollins, Realtor, Dave Mosher - Architect)
  - a. 239 review submitted to Oswego County and Approved.
  - b. Existing, Non-conforming use.
  - c. Review of application and SEQR to be conducted.
    - i. Serenity Tattoo SEQR - 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. Serenity Tattoo Site Plan Approval:
    - ii. On motion of G. Walts, seconded by R. Drumm, the Planning Board unanimously resolved to approve the Site Plan for the tattoo parlor as reflected on the Site Plan Drawings entitled "Proposed Serenity Tattoo" prepared by Mosher Architects, P.C. last revised January 22, 2025.
      1. D. Mosher, Architect recused himself from voting.
- 7) 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 12/4/2024 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<sup>th</sup>, individual picked up the letter at the code enforcement office.
  - c. Owner has requested a meeting with the Town Board and the Planning Board to discuss. Meeting is set to take place on 3/12/25.
- 8) Motion to adjourn
  - a. On motion of P. Stancampiano, seconded by W. MacDonald the meeting was adjourned.