



## Town of Schroepfel Planning Board Meeting Minutes June 25, 2025

*Attendees: Donald Clark - Chairman, Regina Drumm, William MacDonald, Pete Stancampiano, Robert Loreman, Gordon Walts, Leslie Orman, Recording Secretary, Wendy Lougnot, Attorney, CCF*

1. Meeting called to order.
2. Pledge of Allegiance.
3. Review and approval of meeting minutes from April 23, 2025 Planning Board Meeting.
  - a. On motion of G. Walts, seconded by R. Loreman, the Board unanimously approved the April 23, 2025 meeting minutes.
4. Operation Oswego County - Road Extension/Park expansion - Oswego County Industrial Park. Bill Perrine with C&S presenting.
  - a. Site Plan approval provided in 2024.
  - b. OOC is requesting this prior site plan approval from 2024 to be extended 18 months to accommodate completion of the design work and to bid the work.
  - c. Tentative plan is for the work to be under contract and construction starting by the end of 2025. Work to be as weather permits, by spring 2026 at the latest.
    - i. OCIP Site Plan Extension: On motion of R. Drumm, seconded by Lee Goodman, the Planning Board unanimously (with D. Clark abstaining) resolved to reaffirm the SEQR determination made by the Planning Board on May 29, 2024 and to extend, for a period of eighteen (18) months, the conceptual Site Plan previously approved by the Planning Board on May 29, 2024 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. Jacob Petrovich - Subdivision/zone change request.
  - a. 239 Review to be submitted to Oswego County Planning for approval due to the location along a county road - CR 57.
  - b. Subdivision requires road frontage of 200 feet. Since the road frontage is only 153 feet the property owner needs to work with the ZBA for a variance approval.
  - c. Review of SEQR and application is tabled until ZBA approval.



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6. AML/Aaron Levy - Old Enders Racing Engine Property - Site plan approval for landscaping company to move into former Enders Property.
  - a. Project presented for project introduction and board consideration only at this point.
  - b. Intent for additional storage area at rear of building near wetlands. Applicant wishes to in-fill this site for a storage yard, salt storage building and a new storage building in the future.
    - i. Needs wetland delineation to know if this is allowable under new DEC wetland regulations.
  - c. AML presented the proposed site plan.
  - d. Planning Board expressed concern as to whether or not these expansion plans are permissible given the proximity of wetlands in the immediate area.
  - e. AML needs to provide wetland delineation from DEC before project can proceed.
  - f. No actions by the board at this time.
  
7. Sean Cianfarano / Jacob Taddeo Subdivision Request - June 2025. 2.02 Acres on CR 264.
  - a. Applicant needs to present a revised drawing that is updated to show only the current request as marked "proposed".
  - b. Codes office to submit to Oswego County Planning for 239 Review and approval due to the location along a county route 264.
  - c. Schedule Public Hearing to be scheduled for 7/23/2025 Planning Board meeting.
    - i. On motion of W. MacDonald, seconded by R. Drumm, the Planning Board unanimously agreed to schedule a public hearing for July 23, 2025.
  - d. Review of SEQR and application will be conducted at the 7/23/2025 Planning Board meeting.
  
8. Nextamp Solar Farm Application, 71 Hoag Road - Olivia Sproviero.
  - a. Presentation of the project by the applicant
  - b. Initial review comments by board
  - c. 239 review required as presently agricultural lands
  - d. Technical review underway by C&S Engineers.
  - e. Scheduling of Public Hearing – Will not be scheduled until the engineer's technical review is complete.
  - f. SEQR requirements and Lead Agency. These items will not be addressed until additional feedback from the DEC review and Engineers review is in place.

Board concerns:

- I. Roadway is only 20 feet, narrowing down to 12 feet. Concern regarding Firetrucks ability to turn around.
- II. Fire security and training of firefighters.
- III. Special Use Permit application.
  - a. Applicant to provide separate special use permit application for the battery storage project and the solar farm.



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IV. Decommission fees.

- a. Board to obtain clarification from the Town Board as the newly adopted town solar code contains conflicting information.

9. Discussion regarding RPM Mechanical - Expired Site Plan.

- a. G. Walts is working with J. Nazarian regarding penalties and related costs for non-compliance.

10. Discussions regarding Oswego County Planning 239 process regarding lot line adjustments and properties that are to be taken off tax rolls (wetland offset properties, for example).

11. Phoenix Welding - Brandon Backus.

- a. Interested in adding a billboard (possibly two) along NYS 481.
- b. Working with a billboard vendor on details.

12. Motion to adjourn.

- a. On motion of P. Stancampiano, seconded by W. MacDonald the Board unanimously agreed to adjourn the meeting