

Minutes of the Sandy Creek Regional Planning Board
Wednesday, November 2, 2022
Sandy Creek Town Hall

Members present: Larry Rice, Frank Dixon, Bill Joyce, Richard Macheimer, Pat Macheimer, Sybil Cummins and Shirley Rice.

Also attending were Mr. Keith Snyder, his daughter and Mr. Stephen Zerphey

Chair Larry Rice opened the scheduled public hearing concerning S&R Automotive LLC at 7:00 pm. Mr. Zerphey was asked if he was attending the meeting for the purpose of the Public Hearing. He stated that he had come for other business before the Board and did not participate in the Public Hearing. There were no participants outside of the applicant present to offer any public comment and the Board chose to hold the public hearing open for twenty minutes in order to provide any interested parties to arrive and be heard. As no one came in to participate, the Public Hearing was closed at 7:20 pm. The Board then continued with the formal Site Plan Review. The first action was to review the response from the Oswego County 239 application concerning this site plan. The County had made several recommendations which the Board began to go through individually. The Van Accessible parking area per ADA Standards was discussed and the dimensions given to Mr. Snyder. Subsequently, the issue of the raised mound type septic system adjacent to the proposed parking area was discussed. At this point, Mr. Snyder produced an 11" X 14" color print which had been created by Mr. Mike Lacelle, whom we have worked with on other projects, which clearly depicts the entire septic system in detail. Mr. Snyder was asked why he had not offered this piece to the Board during either the sketch plan or preliminary site plan review last month. He stated he thought he had. While there are no physical distances noted on this print from adjacent properties to the septic system, the entire parking area would appear to be in question as it would require a minimum of 60 feet for perpendicular parking spaces of 9' X 18' with a 24' aisle in between. Mr. Snyder stated that he would get together with Mr. Lacelle to determine what could be done. Mr. Snyder was informed that this would, therefore, require the Board to move further discussion concerning the Site Plan to our December meeting which Mr. Snyder agreed would be the prudent thing to do. The Board then continued through the remaining recommendations from the 239 Review. Signage in the sidewalk area was discussed and Mr. Snyder stated that there are no plans for this type of signage. This issue will be part of the Board's Conditions if and when the Site Plan is approved. A motion to postpone further discussion of this site Plan to the December 7, 2022 meeting was made by Bill Joyce, seconded by Larry Rice. All voted in the affirmative and the motion passed.

Larry Rice then opened the regular meeting of the Board.

Mr. Zerphey was asked how the Board could help him. He stated that he was here for a Site Plan Review of a proposed metal fabrication business, that he had filled out an application with CEO John Howland who then told him to attend our meeting tonight. An immediate search was made for a site plan application, the result of which was the determination that Mr. Zerphey's proposed business is in the Village of Lacona. As the Sandy Creek Regional Planning Board does not have jurisdiction in the Village of Lacona, we would be unable to help him in any capacity. He thanked us for our time and departed.

Frank Dixon made a motion to accept the minutes of 10/5/22 as presented, seconded by Shirley Rice. All voted in the affirmative and the motion was passed.

Bill provided the Treasurer's report. There is an outstanding balance of \$9,066.80. Payments were made for salaries for 6 members at \$92.35 each and to Secretary/Treasurer for \$438.66 and a payment of \$164.48 was made for EFTPS.

Correspondence included the minutes of the Sandy Creek Town Board meeting dated 9/14/22, a monthly report from the Sandy Creek History Center for September and October 2022, an advertisement from the Post Office for direct mailings, two notifications of the Public Hearing which could not be delivered, a letter sent to the United Methodist Church concerning their domain name, a flyer for a Local Government Training Workshop from NY Sea Grants and a report from CEO John Howland for the month of September, 2022.

Bill then presented to the Board a proposed local law concerning retail sales of marijuana and other adult use establishments. The Board proceeded to go through the proposed local law line by line. A number of changes were made and recorded for the proposed law. Bill will present the local law with revisions to the Town Board at their meeting November 9, 2022.

With no further business before the Board, a motion was made by Shirley Rice and seconded by Frank Dixon to adjourn. The motion was passed by unanimous vote and the Board adjourned at 8:55 pm.

Respectfully submitted by Recording Secretary - Sybil Cummins