

**Minutes of the Sandy Creek Regional Planning Board
Wednesday, October 5, 2022
Sandy Creek Town Hall**

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

Absent: Pat Machemer (medical)

Also attending were Mr. Keith Snyder and his daughter.

Chair Larry Rice called the meeting to order at 7:00 pm.

Richard Machemer made a motion to accept the minutes of 9/7/22 as presented, seconded by Larry Rice. All voted in the affirmative and the motion was passed.

Bill provided the Treasurer's report. There is an outstanding balance of \$10,026.91. Payments were made for salaries for 6 members at \$92.35 each and to Secretary/Treasurer for \$438.66. Also, a payment was made to the Post Office totaling \$150.00 (\$90.00 for post office box renewal for one year and \$60.00 for stamps).

Correspondence included the minutes of the Sandy Creek Town Board meeting dated 8/10/22, a monthly report from the Sandy Creek History Center, a copy of the publication Towns and Topics, and a report from CEO John Howland for the month of August, 2022.

A mandatory Sketch Plan conference for S&R Automotive, LLC commenced. Keith Snyder presented his plan for the building located at 6057 South Main Street in the Village of Sandy Creek. The building currently leases space to Car Quest Auto Parts and for a business that provides a mobile powder coating service. Mr. Snyder indicated that the powder coating business no longer does any work on site, only as a mobile provider. S&R Automotive will occupy the three bays fronting on State Route 11 with offices and reception area. In essence, this is to be a basic auto repair facility offering simple services to customers and incorporating a towing service as well for Oswego County. Mr. Snyder provided additional information in the form of sketches for the building, the parking area, ingress and egress, storage of towed vehicles, snow removal plans, waste storage and removal, physical features of the 2.06 acre lot and essential dimensions for buildings and setbacks. The Board found the sketch plan to be complete and accepted the application for Site Plan review.

Site Plan review followed immediately. All aspects of the Site Plan review Local Law for the Village of Sandy Creek were then determined to be available in the information provided, although the information was poorly presented and required constant shuffling of papers. The short EAF form had minor changes made concerning: Section 5 – permitted under zoning regulations - changed to “No” as the applicant was unaware that the Village has no zoning regulations; Section 8 - public transportation – changed to “Yes” which is available at the site and that the sidewalk in front of the building provides pedestrian accommodations; Section 20 – remediation on the property or adjoining property - for which the applicant had answered yes. After research, it could not be determined that any such remediation had taken place nor was there documentation of any kind to support the claim of remediation. After lengthy discussion the decision was made to change question 20 to “No” and proceed with the review. As the building fronts State Route 11, a 239 Review was then undertaken. All information was recorded and will be sent to the County for review. As the information provided by Mr. Snyder is decidedly muddled over many different pictures and sketches, the Board informed Mr. Snyder that the 239 Review may be returned for further clarification and/or will include many additional requests for the Board to consider. The Board has determined this to be a Type II Action and that SEQR requirements would not need to be pursued. A checklist for all pertinent information for the Site

Plan Application was completed and the motion was made by Shirley Rice to consider the Site Plan complete, seconded by Frank Dixon. All voted in the affirmative and the motion was carried. A Public Hearing date was set for 11/2/22 and a notice of Public Hearing shall be posted in the Watertown Daily Times as well as on the Planning Board website for the Village of Sandy Creek.

A discussion followed concerning a review of the Comprehensive Plan for the Town and Villages. This is a 199 page document. Therefore, making copies is a substantial effort. Bill has had the document uploaded to the Planning Board page of both the Town and Village websites. It was agreed that a limited number of copies should be made but that the use of a digital copy would provide the Board the ability to review and update the document.

A discussion of the creation of a Local Law for the retail sales of Marijuana within the Town of Sandy Creek followed. The Village of Sandy Creek has opted out of retail sales. Therefore, should the Town Board decide to move forward with legislation concerning retail sales there is much work to do to create a functional Local Law to protect the interests of the Town of Sandy Creek as well as the health and welfare of the community. The Planning Board agreed to begin working on a Local Law as soon as feasible.

With no further business before the Board, a motion was made by Larry Rice and seconded by Richard Machermer to adjourn. The motion was passed by unanimous vote and the Board adjourned at 8:45 pm.

Respectfully submitted by Recording Secretary - Sybil Cummins