

Minutes of the Sandy Creek Regional Planning Board

Wednesday, November 5, 2025

Sandy Creek Town Hall

Members Present: Frank Dixon, Bill Joyce, Pat Machemer, Richard Machemer, Sybil Cummins

Also Present: Mr. Keith Snyder, Ms. Mary Snyder, Ms. Samantha Snyder

Frank Dixon opened the Public Hearing for T&E Hardware and Farm Supply, LLC. at 7:00 pm. There were no additional community members present other than the applicants. There were no comments concerning this Site Plan Application neither in person nor by mail or otherwise. Frank Dixon closed the Public Hearing at 7:05 pm.

Frank then opened the regular meeting at 7:06 pm. A discussion concerning the Site Plan Application followed. Bill stated that the County had returned a letter for the 239-m review which had no further recommendations to add. As there were no questions or comments from members of the Planning Board, a motion was made by Richard Machemer to approve the Site Plan Application for T&E Hardware and Farm Supply LLC. The motion was seconded by Pat Machemer. By unanimous vote of the Board, the motion carried. A document for decision was prepared which did not include any additional conditions. The document was signed by Vice Chair Frank Dixon and by the applicant Keith Snyder. The original signed document will remain with the Site Plan Application at the office of the Village of Sandy Creek. A copy of the document was given to Keith Snyder. Bill will complete the 239 final review documentation and report back to the County. The Snyders were thanked for their efforts and they then departed.

A brief discussion of the minutes of the meeting of October 1, 2025 found that no changes were necessary. A motion was made by Frank Dixon to approve the minutes as presented, seconded by Sybil Cummins and the motion was passed by a unanimous vote of the Board.

Correspondence included: Minutes of the Special Town Board Meetings dated October 1, 15 and 22, 2025 and of the regular Town Board meeting of October 8, 2025.

Bill provided a treasurer's report with monthly expenditures for salaries of \$92.35 per Board Member, excluding Larry Rice as he was not at the meeting in October 2025, and a check to Bill Joyce for \$438.66 as Secretary/Treasurer and a payment to EFTPS for \$164.48. Bill also received a check in the amount of \$115.76 as reimbursement for the cost of renewal of the Planning Board Post Office box and reimbursement for postage stamps for the 16 postcards sent out to all neighbors within 300 feet of the proposed T&E Hardware retail store. An additional check for \$129.12 was deducted from the account in payment to Johnson Newspaper for the Public Hearing Notice for T&E Hardware. There remains a balance of \$9,620.22 in the account.

As the Board has a requirement for 4 hours of training annually, there followed a Training workshop from the Tug Hill Commission entitled "Comprehensive Planning for Towns and Villages." A quiz provided at the end of the workshop was completed by the Board with all questions answered correctly. This completes the annual training requirement for 2025. A copy of the signatures attesting to this training will be on file with the Clerks of the Town and Village of Sandy Creek.

With no further business before the Board, a motion was made by Sybil Cummins to adjourn, seconded by Pat Machemer. All voted in the affirmative and the motion carried. The Planning Board adjourned at 8:55 pm.

Respectfully submitted by Sybil Cummins, Secretary