

Minutes of the Sandy Creek Regional Planning Board

Wednesday, March 5, 2025

Sandy Creek Town Hall

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

Absent: Shirley Rice (illness)

Also attending: Mike Lasell, Shanea Coffin

Larry Rice opened the meeting at 7:00 pm.

A brief discussion of the minutes of the meeting of February 5, 2025 found no changes were necessary. A motion was made by Pat Machemer to approve the minutes as submitted, seconded by Larry Rice and the motion was passed by a unanimous vote of the Board.

Correspondence included: Minutes of the Town Board Meeting dated February 12, 2025;

Bill provided a treasurer's report with monthly expenditures for salaries of \$92.35 per Board Member and a check to Bill Joyce for \$438.66 as Secretary/Treasurer and a payment to EFTPS for \$149.18. A deposit from the Town of Sandy Creek in the amount of \$11,501.00 was shown in payment for the Town's portion of the annual budget. A remaining balance totals \$15,352.01.

A Site Plan Modification for the Shanea Coffin Ice Cream Truck was considered. The property has been expanded to include the lot adjacent and to the east of the lot owned by Mr. Carnes on the corner of routes 3 and 15 in the Town of Sandy Creek. There is a proposed open pavilion, 24' by 40', to be built on the site. The Trailer will be increased from 24 feet to 36 feet long. The existing ingress on Route 15 will be removed and a new curb cut will be made 140 feet east of the existing ingress. This will allow for exiting the property more safely onto Route 15. Parking spaces will be increased to a total of 27 spaces, including two ADA compliant handicap spaces. The ingress/egress from Route 3 will be rerouted to the south side of the trailer. All other existing structures will remain per the original Site Plan. An application for Modification to an existing Site Plan was submitted as well as a Short Environmental Assessment Form – Part 1.

A discussion of the proposed Modification followed. The Board determined that this would be classified as a Moderate action per the Site Plan Local Law. The change in access to Route 15 will require that a 239 Form be submitted to the County for their consideration. No decision will be made on this proposed Modification until the County returns their findings on the 239 application which should be available at the next meeting of the Planning Board on April 2, 2025.

With no further business before the Board, a motion was made by Larry Rice to adjourn, seconded by Frank Dixon. All voted in the affirmative and the motion carried. The Planning Board adjourned at 7:50 pm.

Respectfully submitted by Sybil Cummins, Recording Secretary