

Minutes of the Sandy Creek Regional Planning Board

Wednesday, April 2, 2025

Sandy Creek Town Hall

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

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 March 5, 2025 found changes were necessary. Shirley Rice was listed as absent which was incorrect. Shanea Coffin was listed as present, however, she was not present for this meeting. Also, Mike Lasell was not in the room, but was a part of the meeting via a cell phone. A motion was made by Larry Rice to approve the minutes with corrections, seconded by Frank Dixon and the motion was passed by a unanimous vote of the Board.

Correspondence included: Minutes of the Town Board Meeting dated March 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 \$164.48. A remaining balance totals \$14,102.42.

The Site Plan Modification for the Shanea Coffin Ice Cream Truck was again considered. A 239 Review Application had been sent to the County as the modification requires a new entrance on County Route 15. The County responded that they approved of the modification with the following suggestions: 1) That signage for ingress and egress from the property to both State Route 3 and County Route 15 be improved; 2) That some form of barrier (i.e. a split rail fence or something similar) be constructed along Route 15 so that cars do not attempt to enter Route 15 from the new parking spaces. Ms. Coffin and Mr. Lasell both agreed that this would be wise. Therefore, two conditions were added to the Document For Decision as follows: Entrances and exits from both Rte 3 and Rte 15 shall be clearly marked but shall not obstruct the view; A split rail fence along Rte 15 between proposed parking lot and County Rte 15 right-of-way shall be constructed.

A motion was made by Sybil Cummins to accept the modification with conditions. The motion was seconded by Larry Rice. The motion was passed by a unanimous vote of the Board. Larry Rice signed the Document for Decision as representative of the Planning Board; Ms. Coffin then signed as applicant. Copies of the Doc for Dec were given to Ms. Coffin and Mr. Lasell for their records.

A discussion followed to consider the proposal of adding the Village of Lacona to the Sandy Creek Regional Planning Board. In an email from Megan Sprague the Village of Lacona's proposed budget for 2026 includes money for the addition of two Board Members. All seven members present found this to be an excellent idea, and readily accepted the proposal that the Board be increased to a total of 9 members. Bill will be speaking to the Village of Sandy Creek and the Town of Sandy Creek concerning this expansion. Ms. Sprague will contact the Town's attorney for advice on a resolution to this end.

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 7:55 pm.

Respectfully submitted by Sybil Cummins, Recording Secretary