



## Town of Schroepel Planning Board Meeting Minutes April 23, 2025

*Attendees: Don Clark-Chairman; Regina Drumm, William MacDonald, Pete Stancampiano, Dave Mosher, Robert Loreman, Gordon Walts, Leslie Orman - Recording Secretary, Wendy Loughnot - Attorney, CCF*

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- 1) Meeting to be called to order.
- 2) Pledge of Allegiance.
- 3) Review and Approval of March 26, 2025 Planning Board Meeting Minutes.
  - a. On the motion of W. MacDonald, seconded by P. Stancampiano, the Board unanimously approved the March 26, 2025, meeting minutes.
- 4) The Wetland Trust - Murray Lot Line Adjustment.
  - a. Review of these need Planning Board involvement or refer to Codes desk for processing.
  - b. This is transferred to the Codes Office for processing. Codes office will require a 24" x 30" drawing.
- 5) Huntly Road Rezoning.
  - a. Steve Morgan applicant - Morgan Rubbish
  - b. Looking to rezone the lot 314.00-01-27.08 from R2 to industrial to facilitate relocating his business to this parcel.
  - c. The Town Board will schedule the Public Hearing as well as complete the SEQR.
    - i. On the motion of R. Loreman, seconded by D. Mosher, the Planning Board recommended changing the zone from R2 to Industrial.
- 6) Carl Richardson Jr. - Chestnut Street
  - a. All fees have been paid.
  - b. 239 Review approved by Oswego County Planning.
  - c. Conduct Public Hearing
    - i. On the motion of G. Walts, seconded by P. Stancampiano, the public hearing was opened.
    - ii. On the motion of R. Loreman, seconded by P. Stancampiano, the public hearing was closed. No persons opposed.
    - iii. No comments were offered by the public.
  - d. Review of application and SEQR.

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- i. On motion of R. Drumm, seconded by W. MacDonald the Planning Board unanimously named itself as the Lead Agency of this Unlisted Action and adopted a negative declaration for the purposes of SEQR.
  - ii. On motion of R. Drumm, seconded by P. Stancampiano, the Planning Board unanimously resolved to approve the 2-lot subdivision as reflected on the Map entitled "2 Lot Subdivision Portion of the Lands of Carl Richardson, Jr. Chestnut Street" prepared by Moore Land Surveying, P.C. dated March 10, 2025 on the condition that the Oswego County Health Department reviews and approves any septic system design.
  - iii. D. Mosher recused himself as he is Architect of the applicant.
- 7) Garnder Gas - Site Plan Approval of an Office Trailer, well and leach field Installations, and associated landscaping.
  - a. All fees paid.
  - b. 239 approved by Oswego County Planning.
  - c. SEQR and application review.
  - d. Approval by this Board will be contingent upon Oswego County Health Department review and approval of the septic system design.
    - i. On motion of R. Drumm, seconded by R. Loreman the Planning Board unanimously named itself as the Lead Agency of this Unlisted Action and adopted a negative declaration for purposes of SEQR.
    - ii. On motion of D. Mosher, seconded by W. MacDonald, the Planning Board unanimously resolved to approve the Site Plan for the new office trailer as reflected on the Site Plan Drawings entitled "Bulk Propane Storage and Trust Transfer Site Permanent Office Trailer" prepared by Aubertine and Currier, PLLC dated March 11, 2025, subject to the following conditions:
      - 1. Oswego County Health Department reviews and approves any septic system design.
      - 2. New Vinyl Siding and Skirting as reflected on the Site Plan shall be installed prior to the issuance of a Certificate of Occupancy or other such completion certificate by the Town Codes Office.
      - 3. All site plan work as reflected on the Site Plan Drawings, including but not limited to, trees as noted on the plans as well as foundation plantings and shrubbery shall be complete prior to issuance of a Certificate of Occupancy or other such completion certificate by the Town Codes Office.
- 8) Chesbro Road - Subdivision
  - a. Tom Vona - Bardon Land Surveying - representing Chesbro, Frances and Chesbro.
  - b. 239 approved by Oswego County Planning.
  - c. Conduct Public Hearing.

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- i. On motion of P. Stancampiano, seconded by W. MacDonald the public hearing was open.
    - ii. On motion of P. Stancampiano, seconded by R. Drumm the public hearing was closed. No persons opposed.
  - d. SEQR and application review.
  - e. Approval by this board will be contingent upon Oswego County Health Department review and approval of septic system.
    - i. On motion of D. Mosher, seconded by R. Loreman the Planning Board unanimously named itself as the Lead Agency of this Unlisted Action and adopted a negative declaration for purposes of SEQR.
    - ii. On motion of D. Mosher, seconded by G. Walts, the Planning Board unanimously resolved to approve the 2-lot subdivision and lot line adjustment as reflected on the Map entitled "Final Plat: Division of Chesbro Lands" prepared by David Bardoun Licensed Land Surveyor dated November 25, 2024 and last revised March 31, 2025 on the condition that the Oswego County Health Department reviews and approves any septic system design and the Town Highway Department approve any driveway.
- 9) Motion to Adjourn.
- a. On motion of P. Stancampiano, seconded by W. MacDonald the meeting was adjourned.