**Town of Schroeppel**

**Planning Board Meeting Minutes**

**September 27, 2023**

*Attendees on September 27, 2023: Don Clark, Peter Stancampiano, Robert Loreman, Gordon Walts, William MacDonald, Lee Goodman, Leslie Orman, Wendy Lougnot, CCF*

1. Meeting to be called to order.
	1. Don Clark, Chairman, called the meeting to order at 7:00pm.
2. Pledge of Allegiance
3. Review and approval of July 26, 2023 Planning Board meeting minutes.

On motion of William MacDonald, seconded bynGordon Walts, the Planning Board unanimously approved the minutes.

1. Daldrop Manufacturing - Site Plan Approval Application.
	1. Variance received for parking spaces from ZBA
	2. Presentation from Daldrop Manufacturing Design Team, Ryan @ Marathon Engineering.
	3. Review and approval of application.

Daldrop SEQR - On motion of Peter Stancampiano, seconded by Gordon Walts, the Planning Board unanimously named itself as the Lead Agency of this Unlisted Action and adopted a negative declaration for purposes of SEQR. Don Clark abstained from the vote.

Daldrop Site Plan Approval - On motion of Peter Stancampiano, seconded by Lee Goodman the Planning Board unanimously approved the Site Plan for the real property located at on County Route 59A (Tax Map Number 303.-02-3.15) pursuant to the submitted Site Plan dated May 18, 2023 and last revised on September 26, 2023. Don Clark abstained from this vote.

1. Huntly Road Subdivision - Bruno Properties - Jeff Moore
	1. Schedule for public hearing.
		1. Public hearing is scheduled for October 25, 2023
	2. Board review of proposed plans.
	3. Recommendations based on town code requirements;
		1. Road width - must be 60’ as opposed to the 50’ shown on the site plan.
		2. Lot size - reviewed and meet town codes.
2. Finger Lakes Stairs - Site plan approval for building addition.

The following items must be addressed before the Planning Board can approve the building addition:

* 1. Owner needs to hire an architect for a code review and design.
		1. Materials being stored need to be designed and specified.
		2. If this facility is being built for storage, this is the only permissible use of this building addition under this application. Manufacturing must not be expanded into this space without town authorization and verification that the appropiate codes are being followed.
	2. Original facility granted a variance from NYS Codes Department.
		1. This proposed facility violates the terms of that prior variance.
		2. This proposed addition requires the owner to resubmit to the state codes department to revise their variance to include this addition.
1. Lanfdon Subdivision - Off to October meeting at this point. No further discussions with owner or their attorney,
2. Bishop Archery - Request for site plan approval for two billboards on 264 property. Formal submission has not been made with proper drawings. No action by this board this month.

Don Clark will discuss options for signage with Bishop Archery this week.

1. Brian Searle - Kline Road - “Temporary” storage building.
2. Tomlinson Solar Expansion - CR Rt 57A, Roof mounted solar array.

Mr. Tomlinson needs a building permit to install solar panels on the roof of the house. Does not need to come to Planning Board.

1. Discussion regarding the November 22, 2023 Meeting.

All agreed the dates of the November and December Planning Board Meeting will continue as scheduled.

1. Motion to adjourn.
	1. On motion of Peter Stamcampiano, seconded by William MacDonald the Planning Board Meeting was adjourned.