



**Town of Schroepfel**  
**Planning Board Meeting Minutes**  
**April 24, 2024**

*Attendees on April 24, 2024: Don Clark, William MacDonald, Regina Drumm, Lee Goodman, Pete Stancampiano, Leslie Orman, Wendy Lougnot, CCF*

- 1) Meeting called to order.
- 2) Pledge of Allegiance.
- 3) Review and approval of the March 27, 2024 Meeting Minutes.
  - a) On motion of L. Goodman, seconded by R. Drumm the meeting minutes of March 27, 2024 were unanimously approved.
- 4) May Planning Board Meeting is scheduled for May 22, 2024. Can we move to the following week of May 29, 2024?
  - a) On motion of R. Drumm, seconded by W. MacDonald the meeting scheduled for May 22, 2024 was pushed to May 29, 2024. Motion was unanimously approved.
- 5) Nextamp-Phoenix Oxbow Solar Farm Application - Hoag Road.
  - a) Applicant legal representation has submitted a request for a waiver from the moratorium that was enacted by the Schroepfel Town Board on March 12, 2024.
    - i) The request for waiver was addressed to the Town Board and they will be responding.
    - ii) The Site Plan Application is incomplete.
- 6) Phoenix Industrial Park - Park Expansion Site Plan Application.
  - a) SEQR Review process was started at tonight's meeting. On motion of P. Stancampiano, seconded by W. MacDonald a resolution was made that the Schroepfel Planning Board will be lead agent for the Phoenix Industrial Park Expansion. Due to C&S Engineers involvement in the design of this project, Chairman, D. Clark abstained from the vote.
  - b) 239 Review to be sent to County.
- 7) Phoenix Industrial Park - Subdivisions for Fab Site and ACLS Direct.

**Fab Site Subdivision:**

- a) On motion of R. Drumm, seconded by P. Stancampiano the public hearing was opened. There were no comments or objections. On motion of W. MacDonald, seconded by P. Stancampiano the public hearing was closed.



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- b) 239 Review was submitted to Oswego County Planning and approved.
- c) Fab Site Subdivision SEQR - On motion of P. Stancampiano, seconded by W. MacDonald the Planning Board unanimously named itself as the Lead Agency of this Unlisted Action and adopted a negative declaration for purposes of SEQR.
- d) Application Review: Fab Site Subdivision Approval - On motion of R. Drumm, seconded by W. MacDonald, the Planning Board unanimously resolved to approve the 2-lot subdivision as reflected on the Final Subdivision Map entitled "Proposed 2 Lot Subdivision Operation Oswego County, Inc., County Route 59, Part of lots 81 & 82 of the 16th Township of Scriba's Patent, Part of Lot No. 7 of the Phoenix Tract" prepared by Moore Land Surveying, P.A. dated December 28, 2023.

**ACLS Direct Subdivision:**

- a) On motion of R. Drumm, seconded by L. Goodman the public hearing was opened. There were no comments or objections. On motion of P. Stancampiano, seconded by L. Goodman the public hearing was closed.
  - b) 239 Review was submitted to Oswego County Planning and approved.
  - c) ACLS Subdivision SEQR - On motion of P. Stancampiano, seconded by W. MacDonald the Planning Board unanimously named itself as the Lead Agency of this Unlisted Action and adopted a negative declaration for purposes of SEQR.
  - d) ACLS Subdivision Approval - On motion of R. Drumm, seconded by L. Goodman, the Planning Board unanimously resolved to approve the 2-lot subdivision as reflected on the Final Subdivision Map entitled "Proposed 2 Lot Subdivision Operation Oswego County, Inc., County Route 59, Part of Lot 82 of the 16th Township of Scriba's Patent" prepared by Moore Land Surveying, P.A. dated December 28, 2023.
- 2) Merle Builders - Hoag Road, three lot subdivision.
- i) County Health Department kicked the project back for delineation for the wetland on the property.
  - ii) Revised drawings for signature signed on Tuesday morning - April 23, 2024.
- 3) Mary Williams Subdivision - Corner of Sutton Road and Evans Road.
- a) 239 Review was submitted to Oswego County Planning and approved.



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- b) On motion of R. Drumm, seconded by W. MacDonald the public hearing was opened. There were no comments or objections. On motion of P. Stancampiano, seconded by L. Goodman the public hearing was closed.
  - c) Williams Subdivision SEQR - On motion of P. Stancampiano, seconded by R, Drumm the Planning Board unanimously named itself as the Lead Agency of this Unlisted Action and adopted a negative declaration for purposes of SEQR.
  - d) On motion of P. Stancampiano, seconded by W. MacDonald, the Planning Board unanimously resolved to approve the 2-lot subdivision as reflected on the Final Subdivision Map entitled "Preliminary Survey in Great Lot 12 township 24 of Scriba's Patent, Town of Schroepel, County of Oswego, State of New York" prepared by Geoffrey M. Gursky, L.L.S. dated February 27, 2024, subject to Oswego County Health approval of the septic system.
- 4) Underground Sales LLC - Site Plan Approval (U-Haul Facility on CR264)
- a) Revised Site Plan Application/drawings submitted by Moore Land Surveying,
  - b) 239 Review was submitted to Oswego County Planning and approved.
  - c) Property is zoned C2.
  - d) This is a corrective site plan application to address the operation of these businesses without prior site plan approval.
  - e) Underground Sales SEQR - On motion of W. MacDonald, seconded by P. Stancampiano the Planning Board unanimously named itself as the Lead Agency of this Unlisted Action and adopted a negative declaration for purposes of SEQR.
  - f) Underground Sales Site Plan Approval: On motion of R. Drumm, seconded by L. Goodman, the Planning Board unanimously resolved to approve the Site Plan for retail business and sales as reflected on the Final Site Plan Drawings entitled "Site Plan Lands of Underground Sales, LLC" prepared by Moore Land Surveying, P.C. last revised April 18, 2024.
- 5) Site Plan Application: Fab-Site Building - MBL Engineering - Mike Lasell.
- a) 239 Review was submitted to Oswego County Planning and approved.
  - b) Subdivision Status – Approved by Planning Board at this meeting.
  - c) Fab Site - SEQR Review: On motion of P. Stancampiano, seconded by W. MacDonald the Planning Board unanimously named itself as the Lead Agency of this Unlisted Action and adopted a negative declaration for purposes of SEQR.



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- d) Fab Site - Site Plan Review: On motion of R. Drumm, seconded by L. Goodman, the Planning Board unanimously resolved to approve the Site Plan for an office and shop as reflected on the Final Site Plan Drawings entitled “Fab Site Development” prepared by MBL Engineering, PLLC last revised April 24, 2024 subject to County DOT highway permit approval.
- 6) Site Plan Application ACLS Direct - MBL Engineering - Mike Lasell
- a) 239 Review was submitted to Oswego County Planning and approved.
  - b) ACLS Site Plan SEQR - On motion of P. Stancampiano, seconded by W. MacDonald the Planning Board unanimously named itself as the Lead Agency of this Unlisted Action and adopted a negative declaration for purposes of SEQR.
  - c) ACLS Site Plan Approval: On motion of R. Drumm, seconded by L. Goodman, the Planning Board unanimously resolved to approve the Site Plan for a warehouse and office as reflected on the Final Site Plan Drawings entitled “ACLS Site Development” prepared by MBL Engineering, PLLC last revised April 24, 2024 subject to County DOT highway permit approval.
- 7) Phoenix OTB/FX Caprara Car Companies - MBL Engineering - Site Plan Application
- a) 239 Review was submitted to Oswego County Planning and approved.
  - b) SEQR - On motion of P. Stancampiano, seconded by W. MacDonald the Planning Board unanimously named itself as the Lead Agency of this Unlisted Action and adopted a negative declaration for purposes of SEQR.
  - c) Site Plan Approval: On motion of R. Drumm, seconded by P. Stancampiano, the Planning Board unanimously resolved to approve the Site Plan for vehicle dealership as reflected on the Final Site Plan Drawings entitled “Caprara Property, 228 Huntley Road, Town of Schroepel, Oswego County” prepared by MBL Engineering, PLLC last revised April 24, 2024 subject to County DOT highway permit approval.
- 8) Site Plan Application: RPM Mechanical - MBL Engineering - Mike Lasell
- a) Initial Review of Project. Minor comments provided to the engineer.
  - b) 239 Review Required. To be sent to County Planning for review and approval prior to May Planning Board Meeting.
  - c) SEQR review to take place at May Meeting.



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9) Motion to adjourn.

a) On motion of P. Stancampiano, seconded by W. MacDonald the meeting was adjourned.