Minutes of the Sandy Creek Regional Planning Board

Wednesday, October 1, 2025

Sandy Creek Town Hall

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

Also Present: Mr. Keith Snyder, Ms. Mary Snyder, Ms. Samantha Snyder, Mr. Jeff VanRy, CEO Jimmy Sprague

Frank Dixon opened the meeting at 7:00 pm.

As all parties were present for the Site Plan Application for T&E Hardware, the Board began the meeting with a Sketch Plan Conference for the proposed busines. In review of the materials presented, the sketch Plan was sufficient to allow the Board to continue directly into a Site Plan review. The Board then waived a number of actions that were determined to be irrelevant to the process. A motion was made by Sybil Cummins, seconded by Frank Dixon to close the sketch Plan Conference. The Board voted unanimously in the affirmative and the motion carried.

Mr. Snyder, at this point, demanded to know why there was to be any Site Plan review at all. His contention was that this was a retail to retail action and therefore unnecessary. He continued to say that he had spoken with both John Howland and Todd Bristol, both former CEOs, and that they both deemed this unnecessary. Further, Mr. Snyder claimed that a lawyer, or several lawyers, had advised him that this Site Plan Application was unnecessary. Mr. Snyder became aggressive in his language. Bill pointed out that Site Plan was indeed necessary. He proposed that if he was to purchase a retail business next door to a school and put in a retail shop selling pornography, wouldn't the Village have something to say about it? Retail to retail? Mr. Snyder then stated that his lawyer, or lawyers, had advised him that the Planning Board had the ability to give him a temporary order to open the store prior to Site Plan Approval. Bill stated that in almost 30 years of Planning Board experience, he had never heard of such a thing. He stated that if Mr. Snyder would like to take that up with the Mayor of the Village, he was welcome to make that request at the next Village Board meeting on Monday, October 6, 2025. Mr. Snyder stated that this business had been in the works since May or April of this year and how is it that Bill was the only person in Town who was unaware of this fact. Bill stated that he had been informed by Jimmy Sprague only in September that Mr. Snyder had asked about a 2 foot by 2 foot sign for a hardware and feed store. At that time, Bill told CEO Sprague that there would need to be a Site Plan Application made in order to satisfy local law. Mr. Snyder continued to rant until Bill suggested that the Board proceed with the paperwork to complete the Site Plan Application. CEO Sprague asked if there was an agreement between S&R Automotive and T&E Hardware and Feed Supply to share the previously approved parking area at S&R Automotive. Mr. Snyder stated that there was such an agreement. Parking in this lot, combined with on street parking is sufficient for the addition of this new business. Bill asked Mr. Snyder to mark on the photograph of the proposed business the setback distances on the north side of the building, the location of the existing septic system, and add the name of the business to the proposed building. Upon completion of the EAF Short form parts 1, 2, and 3, it was clear to the Board that there would be no environmental impact presented in approving this application. In this review, some minor changes were made which were then initialed by Mr. Snyder. A 239 Review was prepared for the County and Bill will see to it that it is forwarded to Luke Mazzota at the County for their review. As all information needed for the Site Plan Application had been provided, a motion to declare the Site Plan Application complete was made by Richard Machemer, seconded by Frank Dixon. The Board then voted unanimously to approve the motion, and the motion carried. A date for a public hearing was set for Wednesday, November 5, 2025. Bill will put together all notifications to the addressees within 300 feet of the proposed building, a notice in the Watertown Times and include the Site Plan Application on the Village website. Mr. Snyder and company then exited the building.

The Board then returned to the regular meeting at 7:58 pm. Mr. Jeff VanRy, whom Bill had thought was in attendance on behalf of T&E Hardware, asked to have a Subdivision Plat signed and stamped "Accepted" by the Board. As Larry Rice was not in attendance, Vice Chair Frank Dixon signed all four copies of the Plat. As the Board could not produce a stamp stating "Accepted", CEO Sprague said that he would stamp the plats the next day in his office and have them available for Mr. VanRy to pick up at his discretion.

A brief discussion of the minutes of the meeting of September 3, 2025 found that no changes were necessary. A motion was made by Frank Dixon to approve the minutes as presented, seconded by Pat Machemer and the motion was passed by a unanimous vote of the Board.

Correspondence included: Minutes of the Special Town Board Meeting dated August 19, 2025 and of the regular Town Board meeting of September 10, 2025.

Bill provided a treasurer's report with monthly expenditures for salaries of $92.35 per Board Member, excluding Shirley Rice as she has yet to be re-appointed to the Board by the Village Board, and a check to Bill Joyce for $438.66 as Secretary/Treasurer and a payment to EFTPS for $164.48. There remains a balance of $10,929.99 in the account.

There followed a discussion concerning the re-appointment of Shirley Rice. Bill proposed that Shirley be re-appointed for the months of October, November and December of 2025. Then, at the December Village Board meeting, if she is still interested in remaining on the Board, she would be re-appointed for a full three year term to begin on January 1, 2026. This is an effort to make all Board members share a re-appointment date of January 1 each year. Shirley agreed to this idea and Bill will pursue it with the Village Board.

With no further business before the Board, a motion was made by Richard Machemer to adjourn, seconded by Sybil Cummins. All voted in the affirmative and the motion carried. The Planning Board adjourned at 8:15 pm.

Respectfully submitted by Sybil Cummins, Secretary