

Minutes of the Sandy Creek Regional Planning Board

Wednesday, June 4, 2025

Sandy Creek Town Hall

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

Also attending: Mr. Keith Snyder, S&R Automotive

Frank Dixon opened the meeting at 7:00 pm.

A brief discussion of the minutes of the meeting of May 7, 2025 found that no changes were necessary. A motion was made by Frank Dixon to approve the minutes as presented, seconded by Shirley Rice and the motion was passed by a unanimous vote of the Board.

Correspondence included: Minutes of the Town Board Meeting dated May 14, 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 \$149.18. A remaining balance totals \$11,895.59.

Mr. Keith Snyder was not in attendance at 7:00 pm to discuss the Modification of Site Plan for S&R Automotive. Frank Dixon was able to contact an individual by phone to find out if Mr. Snyder would be coming to the meeting. Mr. Snyder did eventually arrive around 7:30 pm. The Board took up the proposed Site Plan Modification that had originally been scheduled for February, 2025. S&R Automotive has been on the agenda every month since February, 2025. Mr. Snyder stated that he was never called to tell him that he was expected at a meeting. Minutes of the meeting of May 7, 2025 specifically state that Frank Dixon had told him on the phone to attend the June meeting.

Pertinent to the Site Plan Modification was a request to put up a 3 foot by 19 foot sign on the exterior of the building. As the frontage of the building is 90 feet, 3 square feet per lineal foot of frontage allows for this sign to be placed as requested. Mr. Snyder was informed that the Board would be placing a condition for approval that a six foot privacy fence be placed just outside of the State right-of-way for Route 11 to mitigate the visual aspect of junk vehicles from the sidewalk and Route 11. He agreed that this would be appropriate. Additionally, Mr. Snyder said that he would consider adding gates at the ingress and egress points to improve the security for customer's vehicles parked on the lot. The Modification also includes additional parking spaces in the new lot adjacent to the building. These spaces will conform to the nine foot by eighteen foot parameters of the Site Plan Law. ADA approved parking for the handicapped will remain on the property per the original Site Plan. Mr. Snyder was informed that a 239 Review application would need to be sent to the County for consideration as the property is fronted by a State Highway. Mr. Snyder was told multiple times to attend the next meeting of the Board on the first Wednesday in July at 7:00 pm. He stated that he would do so.

With no further business before the Board, a motion was made by Larry Rice to adjourn, seconded by Sybil Cummins. All voted in the affirmative and the motion carried. The Planning Board adjourned at 7:55 pm.

Respectfully submitted by Sybil Cummins, Recording Secretary