

Minutes of the Sandy Creek Regional Planning Board

Wednesday, September 3, 2025

Sandy Creek Town Hall

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

Also Present: Mr. Pat Ehle

Larry Rice opened the meeting at 6:50 pm.

The meeting was opened early as all members of the Board were present and Mr. Ehle came to the meeting to discuss a project that he has in mind. He is interested in a piece of property on State Route 3 opposite the old Rail City property near the Elms golf course. Mr. Ehle and his family have long standing ties to the community. His vision for the property would be to erect apartment buildings with "luxury" type apartments and to create an agreement with The Elms Golf Course that would allow the inhabitants the use of the course in some fashion. Mr. Ehle has not purchased the property as yet, but wanted an idea of the process for such a project. Bill pointed out that currently, the Town does not have a subdivision regulation, but is working towards one. A copy of the draft Subdivision Local Law was given to Mr. Ehle to consider, however he was told that this is only a draft and that the language is likely to change in some aspects prior to being adopted by the Town. As to the process, Bill stated that a 239 review must be completed as the property is located on St. Rt. 3. An EAF form would need to be completed and given the complexity of the project, it would likely be the Long EAF. There is also the possibility that an Environmental Impact Statement (EIS) would need to be prepared. Mr. Ehle was advised to speak with Mike Kastler concerning the availability of municipal water at the site and what may have to occur in order to provide that service. Also, he would need to work with the County Department of Health concerning the proposed septic for the project. As there are no formalized plans to date, this was the extent of the information the Board was able to supply to Mr. Ehle. Mr. Ehle departed at 7:30 pm.

A brief discussion of the minutes of the meeting of August 6, 2025 found that no changes were necessary. A motion was made by Pat Machemer to approve the minutes as presented, seconded by Frank Dixon and the motion was passed by a unanimous vote of the Board.

Correspondence included: Minutes of the Town Board Meetings dated August 13, 2025; a poster from the Oswego County Comprehensive Plan Committee inviting the public to attend meetings September 11 and 25 to share a vision for Oswego County.

Bill provided a treasurer's report with monthly expenditures for salaries of \$92.35 per Board Member, excluding Sybil Cummins and Shirley Rice as they were absent from the meeting in August, and a check to Bill Joyce for \$438.66 as Secretary/Treasurer and a payment to EFTPS for \$133.88. Bill asked the Board for any comments concerning the proposed budget for 2026. No comments were made. Bill will present the proposed budget on Wednesday, September 10 at the Town Board meeting.

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 Town 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 Town Board.

Bill then updated the Board concerning the potential for Lacona to rejoin the Board. Bill stated that if they do, they would appoint 2 members to join the Board. Resolutions must be drawn up to formalize this petition and an IMA (Inter Municipal Agreement) would also be required to finalize this change. Larry asked about the possibility of reducing the Board overall by 2 seats. Bill asked the Board if there were any members who wished to voluntarily remove themselves from the Board. There was no interest in this proposal.

There followed a discussion concerning S&R Automotive planning to open a Hardware Store in the empty retail space, formerly occupied by CarQuest Auto Parts. Bill stated that CEO Jimmy Sprague had informed him of this project. Jimmy also told Bill that Keith Snyder had spoken with John Howland about the matter and that John had told Mr. Snyder he did not need to go through Site Plan for this proposed business. Bill is of the opinion that this may not be the case. Bill will pursue this further over time.

At this point in the evening, the Board decided to put off the scheduled 2 hour training titled "Comprehensive Planning for Towns and Villages" to the next meeting.

With no further business before the Board, a motion was made by Sybil Cummins to adjourn, seconded by Pat Machemer. All voted in the affirmative and the motion carried. The Planning Board adjourned at 8:05 pm.

Respectfully submitted by Sybil Cummins, Secretary