



Town of Schroepel Planning Board Meeting Agenda August 27, 2025

1. Meeting to be called to order.
2. Pledge of Allegiance.
3. Review and approval of meeting minutes from June 25, 2025 Planning Board Meeting.
 - a. On motion of W. MacDonald, seconded by R. Loreman The meeting minutes of June 25, 2025 were unanimously approved.
4. Jacob Petrovich – subdivision/zone change request.
 - a. Variance request granted by ZBA but questioned by Oswego County Planning.
 - i. G. Walts has approval letter from ZBA.
 - b. 239 Review needs to be submitted to Oswego County Planning for approval due to the location along a county road – CR 57.
 - i. G. Walts is sending 239 to Oswego County Planning.
 - c. Schedule Public Hearing to be scheduled for 9/24/2025 Planning Board meeting.
 - i. On Motion of P. Stancampiano, seconded by L. Goodman, the Public Hearing is scheduled at the next Planning Board Meeting on September 24, 2025.
 - d. Review of SEQR and application will be conducted at the 9/24/2025 Planning Board meeting.
 - i. SEQR and review of application will be completed at the next Planning Board meeting on September 24, 2025
5. Sean Cianfarano / Jacob Taddeo Subdivision Request - June 2025. 2.02 Acres on CR 264.
 - a. Applicant needs to present a revised drawing that is updated to show only the current request as marked “proposed”.
 - b. Oswego County Planning for 239 Review was submitted on 7/15/2025. Approved by the county planning department on 7/23/2025.
 - c. Public Hearing was scheduled for 7/23/2025 Planning Board meeting but this meeting was cancelled. Meeting to be rescheduled for 9/24/25.
 - d. Review of SEQR and application will be conducted at the 9/24/2025 Planning Board meeting.
 - i. Due to the Planning Board meeting of July 23, 2025 the Public Hearing for this item was canceled.
 - ii. On motion of G. Walts, seconded by W. MacDonald the Public Hearing is rescheduled for September 24, 2025,
6. Northern Fiber Splicing - Pending Site Plan approval application. Project Introduction - Mike Lasell PE.
 - a. Located on CR 264 on one of S. Cianfarano’s previously subdivided lots.
 - b. C1 zoning,
 - c. Project introduction and seeking boards initial comments.
 - d. Wetland Delineation of the site will be provided by the engineer.
 - e. 239 review needs to be sent to Oswego County Planning.
 - i. M. Lasell PE, will send updated site plan to the Planning Board next week.



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7. Grace Baptist Church – Oneida River Road/Center Road
 - a. Site plan approval application for a new church.
 - b. Wetland delineation review of the site
 - c. Requires a 239 review and an agricultural data statement as well.
 - d. Architect will likely not be ready with new/updated design documents by the September meeting cutoff. Will likely not return until the October meeting.
 - e. Architect inquired about getting the property rezoned to C1 Commercial. Board advised that this is not in keeping with the zoning of the immediate area and would contradict the goals of the town's comprehensive plan, and as such, would not be a necessary or prudent application submission on behalf of the owner.
 - f. Review of application and SEQR at the October meeting.
8. Nextamp Solar Farm Application, 71 Hoag Road:
 - a. Escrow Account details worked out between the applicant and the town effective 8/14.
 - b. 239 review required as presently agricultural lands.
 - c. Technical review is complete as of 8.26.2025. Report distributed to applicant, town supervisor, town attorney and planning board.
 - i. All parties need time to review the comments and applicant needs time to make corrections to the identified items.
 - ii. C&S Engineer to be present at the 9.24.2025 Planning Board meeting to answer any questions on behalf of all parties involved present at the meeting.
 - d. SEQR requirements and Lead Agency discussions will take place at the September 24th Planning Board meeting.
 - e. Discussion of next steps.
 - i. Revisions need to be sent to Planning Boards next meeting. Also, Special permit application is needed.
9. Property on CR12 near Peter Scott Road – owned by Mr. Stephen Zahn.
 - a. Multiple violations noted on property and current development.
 - i. Imported fill that is spilled into the river.
 - ii. No permits pulled with the town.
 - iii. DEC wetland violations
 - iv. FEMA based floodplain violations.
 - v. No permits pulled or engineering reports submitted for work in the floodplain.
 - vi. Fill imported into the floodplain without permits in excess of 100 yards of fill.
 - vii. Stop work order issued but what appears to be a garage pad, complete with reinforcing and anchor bolts were placed without permits – after the stop work order was issued.
 - viii. No wetland delineation performed and wetlands were likely in-filled with imported fill.
 - ix. Owner is not cooperating with the town codes department and is threatening legal actions against the town. Actions or position of these legal actions at this point are unclear.
10. Motion to adjourn.
 - a. On motion of P. Stancampiano, seconded by W. MacDonald the meeting was adjourned.