



Town of Schroepfel

Planning Board Meeting Minutes

September 24, 2025

Attendees, Don Clark, Chairman, William MacDonald, Regina Drumm, Lee Goodman, Pete Stancampiano, Gordon Walts, Robert Loreman, Leslie Orman, Recording Secretary and Wendy Lougnot, Attorney CCF

- 1) Meeting Called to order at 7pm.
- 2) Pledge of Allegiance recited.
- 3) Review and approval of meeting minutes of August 27, 2025.
 - a. On motion of W, MacDonald, seconded by P. Stancampiano, the meeting minutes of August 27, 2025 were unanimously approved.
 - i. One correction to the August minutes was that Regina Drumm was shown in attendance when she did not attend the August meeting.
- 4) Nexamp Solar Farm Application, 71 Hoag Road.
 - a. Escrow account details worked out between the applicant and the town, effective August 26, 2025
 - b. 239 review required as presently agricultural lands
 - c. Technical review.
 - i. Initial technical review was completed as of August 26, 2025. Report distributed to the applicant, town supervisor, town attorney and planning board.
 - ii. Applicant responses received on September 10, 2025 and September 22, 2025.
 - iii. Applicant submitted additional information per engineer's request.
 - iv. C&S Engineers, Jesus Urrea provided an update regarding the technical review the current status of any identified questions or recommendations.
 1. Some open discussion points included:
 - a. Overhead poles vs. Underground service into the site as required by the town code. The town prefers that the applicant incorporate underground per the town code as there is a new street of riverfront houses being built across the road from this site and the view of the overhead service is less aesthetically appealing than if the service was underground.
 - b. Stormwater management at lot line shared with Finger Lakes Stairs. Discussions regarding how this discharge would impact the neighbors property. Applicant's Engineer (EDR)



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stated that the expected discharge from that outfall structure would no different that what is presently occurring during a rain event.

- c. USACOE Wetland classification – non-regulated determination. Applicant is still awaiting a formal determination from the USACOE.
 - v. C&S needs additional time to review the September 22nd and September 24th submitted documents and will return for the October 22, 2025 Planning Board Meeting to continue any necessary technical discussions.
 - d. SEQR requirements and Lead Agency status discussion.
 - i. On motion of R. Drumm, seconded by R. Loreman the Public Hearing was unanimously approved and scheduled for November 19, 2025.
 - ii. SEQR will be completed at the November 19, 2025 meeting.
 - iii. On motion of R. Drumm, seconded by L. Goodman the board unanimously agreed to be Lead Agency (see attached).
- 5) Jacob Petrovich - subdivision/zone change request.
 - a. Variance request granted by ZBA but questioned by Oswego County Planning. All questions were answered and can move forward.
 - b. 239 Paperwork submitted to Oswego County.
 - i. 239 paperwork was submitted and approved by Oswego County Planning.
 - c. Conduct Public Hearing.
 - i. On motion of R. Loreman, seconded by R. Drumm the board unanimously approved to open the public hearing.
 - ii. Objections, none. On motion of G. Walts, seconded by R. Loreman the public hearing was closed.
 - d. Review of SEQR and application.
 - i. 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.
 - ii. On motion of W, MacDonald, seconded by R, Loreman the Planning Board unanimously resolved to approve the 2-lot subdivision as reflected on the Map entitled "Preliminary Plan Pietrowicz Subdivision" prepared by Lehr Land Surveyors D.P.C. dated March 23, 2025 on the condition that the Oswego County Health Department reviews and approves any septic system design.



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- 6) Northern Fiber Splicing - Pending Site Plan approval application. Project introduction - Mike Lasell, PE.
- a. Located on RT 264 on one of S. Cianfarano's previously subdivided lots.
 - b. Applicant presented some minor alterations to the plans and discussed the reasons for such alterations.
 - a. The board reviewed this application and determined that it does meet the requirements of the zone. On motion of R. Drumm, seconded by R. Loreman the Planning Board unanimously named itself as the Lead Agency of this Unlisted Action and adopted a negative declaration for purposes of SEQR.
 - b. On motion of P. Stancampiano, seconded by L. Goodman, the Planning Board unanimously resolved to approve the Site Plan for the new commercial office and shop as reflected on the Site Plan Drawings entitled "Northern Fiber Splicing, LLC Site Development" prepared by MBL Engineering, PLLC, last revised September 8, 2025 subject to the following conditions: (1) New York State Department of Transportation must approve any driveways; (2) Oswego County Health Department reviews and approves any septic system design; (3) the area of disturbance must be less than 1 acre; and (4) the applicant must obtain a building permit for the site plan work within twelve months and must complete construction of the site plan work within 24 months of issuance of the building permit or the site plan approval shall expire.
- 7) Kevin Peck/Paul Windover CR 57 Zone Change Request.
- a. On CR 57, a 239 review by Oswego County will be needed and will be submitted by the Town Board during their approval process.
 - b. Review of the surrounding zoning R2 and C1.
 - c. Recommendation to Town Board.
 - i. On the motion of G. Walts, seconded by P. Stancampiano, the Planning Board recommends to the Town Board that the requested zone change from C1 to R2 be made.
- 8) Sean Cianfarano / 45 Acre Subdivision, CR 264
- a. Applicant provided a revised drawing that is updated to show only current request.
 - b. 239 Paperwork submitted to Oswego County and approved.
 - c. Conduct Public Hearing
 - i. On motion of R. Drumm, seconded by L. Goodman the public hearing was opened.
 - ii. Objections, none.



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- iii. On motion of P. Stancampiano, seconded by R. Loreman the public hearing was closed.
- d. Review of SEQR and Application.
 - i. 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.
 - ii. On motion of R. Loreman, seconded by W. MacDonald, the Planning Board unanimously resolved to approve the 2-lot subdivision as reflected on the Map entitled "Map of Part of Lots 78 and 81 16th Tshp. Scriba's Patent" prepared by Russell L. Getman Licensed Land Surveyor dated March 27, 2024 and last revised June 27, 2025 on the condition that the Oswego County Health Department reviews and approves any septic system design and the New York State Highway Department approve any driveway.
- 9) Property on CR 12 near Peter Scott Road - owned by Mr. Stephen Zahn.
 - a. Multiple violations noted on property and current development.
 - i. Imported fill that has spilled into the river.
 - ii. No permits pulled by the applicant with the town.
 - iii. DEC wetland violations.
 - iv. FEMA based floodplain violations.
 - v. No permits pulled or engineering reports submitted for work in floodplain.
 - vi. Fill imported into the floodplain without permits in Excess of 100 cubic yards of fill.
 - vii. Stop work order issued relative to what appears to be a garage floor pad, complete with reinforcing and anchor bolts were placed without permits - after the stop work order was issued.
 - 1. This garage pad is placed across a lot line between two adjacent lots.
 - viii. No wetland delineation performed and wetlands were likely in-filled with imported fill.
 - ix. Property owner placed dumpster on the water meter pit and damaged the pit leaving the pit open as a tripping hazard. Owner is responsible for immediate repair.



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1. Owner was approached regarding this damage and the associated safety hazard and stated that he did not damage it and that the town was harassing him; and he expressed his intent to sue the town.

10) Other

- a. Thanksgiving November 26, 2025.
 - i. On motion of W. MacDonald, seconded by P. Stancampiano the board unanimously agreed to change the November 26 meeting to November 19, 2025.
- b. Christmas 25, 2025.
 - i. On motion of G. Walts, seconded by W. MacDonald the board unanimously voted to change the December 25, meeting to December 17. 2025.

11) Meeting to Adjourn.

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



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TOWN OF SCHROEPPEL PLANNING BOARD

SEQRA RESOLUTION ESTABLISHING LEAD AGENCY

DATED: September 24, 2025

PHOENIX OXBOW SOLAR, LLC (as Applicant) and

PHOENIX MEADOWS, LLC (as Owners)

Site Plan Approval and Special Use Permit to Construct and Operate an

**Approximately 5 MW (AC) Ground-Mounted Commercial Solar Energy Facility with
associated Tier 2 Battery Energy Storage on Owners' Premises Located at 71 Hoag
Drive, Phoenix, NY 13135**

WHEREAS, Volume 6 NYCRR Sections 617.3 and 617.6 of the Regulations relating to Article 8 of the Environmental Conservation Law of New York (SEQRA), require that as early as possible after submission of a complete application, an involved agency shall make a determination whether a given action is subject to the aforementioned law; and

WHEREAS, the Planning Board of the Town of Schroepfel, at its regularly scheduled meeting of September 24, 2025, reviewed the application and documents submitted by the Applicant and Owners, for the granting of a request for an approximately 5 MW (AC) ground-mounted commercial solar energy facility with associated tier 2 battery energy storage for the Owners' premises located at 71 Hoag Drive (Tax Map No. 314.-01-49), in the Town of Schroepfel, New York (the "Property"); all as set forth in the submitted maps and plans, and the Planning Board reviewed Part 1 of the Full Environmental Assessment Form submitted by the Owner and Applicant, dated June 5, 2025.

NOW, THEREFORE, BE IT RESOLVED, on motion by R. Drumm, seconded by L. Goodman, that the Planning Board of the Town of Schroepfel hereby determines that:

1. The proposed action is a Type I action;
2. The following have been found to be an involved/interested agency:
 - a. **U.S. Army Corps of Engineers, New York District**, Jacob K. Javits Federal Building, 26 Federal Plaza, Room 2109, New York, NY 10278-0090 (*via CRIS*);



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- b. **United States Fish & Wildlife Service**, New York Ecological Services Field Office, 3817 Luker Road, Cortland, NY 13045 (via fw5es_nyfo@fws.gov);
 - c. **New York State Department of Environmental Conservation, Region 7**, 5786 Widewaters Parkway, Syracuse, NY 13214-1867;
 - d. **New York State Office of Parks, Recreation and Historic Preservation**, Attn: SHPO, Peebles Island Resource Center, P.O. Box 189, Waterford, NY 12188-0189 (via *CRIS*);
 - e. **New York State Department of Agriculture & Markets**, New York State Fairgrounds, Syracuse, NY, 13209 (via *CRIS*);
 - f. **New York Farm Bureau**, 159 Wolf Road, Suite 300, Albany, NY 12205-0330;
 - g. **New York State Energy Research and Development Authority**, 17 Columbia Circle, Albany, NY 12203-6399;
 - h. **New York State Public Service Commission**, Empire State Plaza, Agency Bldg. 3, Albany, NY 12223;
 - i. **New York Power Authority**, 123 Main Street, White Plains, NY 10601-3170
 - j. **Oswego County Department of Planning**, Attn: Luke R. Mazzotta, Associate Planner, 46 East Bridge Street, 3rd Floor, Oswego, NY 13126;
 - k. **Phoenix Fire Department**, 457 Main Street, Phoenix, NY 13135;
3. That the Planning Board wishes to assume Lead Agency status in connection with the SEQRA review for this project and will require the preparation of the Full Environmental Assessment Form Parts 2 and 3; and
 4. That the Planning Board directs that a Lead Agency notification letter be circulated to the involved/interested agencies/entities, together with the distribution package including Part 1 of the Full Environmental Assessment Form, project application, maps/plans/drawings and such other information as has been prepared and submitted to date by the Owner and/or Applicant; and it is further

RESOLVED, that the Planning Board of the Town of Schroepfel hereby shall notify the interested/involved agencies/entities that it shall be lead agency for this action, unless it receives written objection to this determination within thirty (30) days from the date of mailing of such notice.

The question of the adoption of the foregoing Resolution was duly put to a roll call vote, which resulted as follows:

William MacDonald	Member	Voted	Yes
Regina Drumm	Member	Voted	Yes



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Lee Goodman	Member	Voted	Yes
Pete Stancampiano	Member	Voted	Yes
Gordon Walts	Member	Voted	Yes
Robert Loreman	Member	Voted	Yes
Don Clark	Chairman	Voted	Yes

The Chairman, Mr. Clark, then declared the Resolution to be duly adopted.

s/DON CLARK, Chairman

Town of Schroepfel Planning Board

DARLENE OWENS, Town Clerk of the Town of Schroepfel hereby certifies that the foregoing Resolution was duly filed in the Office of the Town Clerk on September 26, 2025.

s/DARLENE OWENS

Town Clerk