

Sandy Creek Regional Planning Board  
Wednesday June 2, 2021  
SANDY CREEK TOWN HALL

Members Present: Shirley Rice, Tom Ready, Larry Rice, Frank Dixon, Richard Machemer, Pat Machemer, Bill Joyce

Voting Alternate Present: Sybil Cummins

Others in attendance: Tom Guile, Christopher and Jennifer Harvey

Frank Dixon made a motion to accept the minutes seconded by Pat Machemer, motion was carried.

The Public Hearing for Guile and Sons L.L.C. The 239 review letter from the County was discussed and subsequent revisions were made to the Site Plan to include Handicap Van Accessible Parking with designated spacing and signage. Other 239 recommendations included landscape buffer in front of the building, however this is a concrete and paved frontage on Route 3 making landscaping virtually impossible; signage will duplicate all current signage with respect to sightlines for ingress and egress; applicant shall inform the Town and Village of its intent not to use or to advertise the use of ingress and egress to the site over Town/Village property.

As there were no further public comments, The Board Chair closed the public hearing. Frank Dixon made a motion to accept the Site Plan. The motion was seconded by Larry Rice and the motion carried unanimously. A Document For Decision was prepared and signed by the Chair and the Applicant.

Regular meeting was brought to order. Frank Dixon made a motion to accept the minutes 2nd by Larry Rice motion carried. There was no treasurer's report as none could be provided by the Village financial liaison. There was no correspondence.

An application for the Modification of Site Plan was submitted for discussion for the Pond Pit BBQ, formerly Brewster's Restaurant. Submission was discussed and alterations to the submission was made to include a designated snow removal area, additional outbuildings not shown, handicap van accessible parking area and signage delimited, all parking spaces delimited and demarcation of width and breadth of ingress and egress. It was concluded by the Board that as the modification was deemed minor, no public hearing would be necessary. A motion was made to accept the Modification of the Site Plan by Richard Machemer, Pat Machemer seconded and the motion was carried unanimously. A document for decision was prepared and signed by the Board Chair and the Applicant.

Bill Joyce discussed the issue of applying to the Village Board to accept Sybil Cummins as a full voting member of the planning board to fulfill the term of Pat McCullough. It

was agreed by all members that this should be pursued. Bill will make this known to the Village Board Meeting on Monday, June 7, 2021.

The Planning Board then went through a revision of its own By-Laws which were originally created in 1988 and amendments to the By-Laws created in 1991. No changes to these By-Laws had been made since 1991. Multiple changes were found to be necessary in a line by line reading of the document. It was decided to incorporate the 1991 amendments into the main body of the document, adding all of the changes discussed throughout the reading of the document, thus revising the document to reflect the Planning Board of 2021. While the original document will remain as testament to the origins of the Planning Board, this revised set of By-Laws shall become the official guidelines for our future. Bill Joyce will type the revised document and bring them to the next meeting for the Board to consider.

Shirley Rice told us of her decision not to be reappointed to the Planning Board after 30 years of service to the Town and Village of Sandy Creek. She will be missed.

There being no further business, the meeting was adjourned at 9:00 pm upon a motion by Larry Rice and seconded by Tom Ready. The motion carried unanimously.

Respectfully submitted,

Sybil Cummins, Recording Secretary