

Village of Sandy Creek Building Department

PO Box 240

Sandy Creek, NY 13145

(315)387-5781

ORIGINAL

SITE PLAN APPROVAL

Applicant: S & R Automotive LLC,
440 N. Main St.
Mannsville, NY 13661

Application/Permit#: 25-0001

09/25/25

Fee: \$150.00

Property:

Location: 6057 S Main St

Tax Map#: 029.07-01-13

Class: 455

Front:

0.00 **Lot:**

Depth:

0.00 **Subdivision:**

Acres:

2.06 **Zone:**

Owner:

S & R Automotive LLC,

440 N. Main St.

Mannsville, NY

Description: T & E RETAIL HARDWARE AND FARM STORE

Application is hereby made for the permit described above and detailed in the information submitted. I, the undersigned applicant, certify that the above information is true to the best of my knowledge and that the action granted under this permit will comply with all applicable ordinances.

Date

DROP-OFF

Applicant

Notes: BUILDING USED FOR MULTI PURPOSE.

Permission is hereby granted to carry out the action described above as set forth in the information now on file in this office. Any changes must first be submitted for approval.

9.25.2025

Date

James E. Sprague III

James E. Sprague III, Code Enforcement Officer

Village of Sandy Creek Building Department

PO Box 240

Sandy Creek, NY 13145

(315)387-5781

Application & Building Permit

Issued: 09/15/22

Expires: 09/15/72

Fee: \$150.00

Permit #: 22-0008

Project Description: SITE PLAN APPLICATION FOR AUTOMOTIVE REPAIR AND TOWING BUSINESS.

Location: 6057 S Main St

Property Information:

Tax Map#: 029.07-01-13

Class: 455

Front: 0.00

Depth: 0.00

Acres: 2.06

Lot:

Subdivision:

Zone:

Owner:

S & R Automotive LLC,

440 N. Main St.

Mannsville, NY

**Applicant: S & R Automotive LLC,
440 N. Main St.
Mannsville, NY 13661**

Contractor:

Constr. Type: V

Est. Project Cost: \$0.00

Occupancy: S1

Material:

Square Feet: 0

Application is hereby made for a permit to repair, erect, alter or demolish the building or structure described below and detailed in the plans and specifications submitted and for a Certificate of Occupancy or Certificate of Compliance upon completion. A final electrical, heating and/or sanitation certificate or other evidence of compliance may be required before the issuance of the Certificate of Occupancy or Certificate of Compliance.

I, the undersigned applicant, certify that the above information is true to the best of my knowledge and that the building(s) to be built under this permit will meet the requirements of the NYS Uniform Fire Prevention and Building Code.

I hereby agree to secure the required electrical inspection certificate from the agencies approved by the municipality to conduct such inspections.

09/15/22

Date

Applicant

The applicant shall notify Village of Sandy Creek Code Enforcement Officer for the following inspections:

911 # Posted

Site Plan Approval

Final

Permission is hereby granted to proceed with the work as set forth in the plans, specifications or statements now on file in the Code Enforcement Office. Any changes made to the original plans must first be submitted for approval.

09/15/22

Date

James E. Sprague III, Code Enforcement Officer,

Village of Sandy Creek
Site Plan Review Application
(page 1 of 2)

Name of Applicant: T & E Hardware & Farm Supply, LLC

Applicant Address: 6057 S Main St
Sandy Creek, NY 13145

Name of Owner: Keith Snyder

Owner Address: 16689 Hagen Rd
Levonia, NY 13083

Name of Project: _____

Project Address: 6057 S Main St
Sandy Creek, NY 13145

If owner is different from applicant, please explain. _____

Present Zoning Commercial Existing Use of Property Auto Parts Store

Project Location: SAME

Type of Project: HARDWARE STORE

Date the Sketch Plan Conference was held: _____

Attach "Record of Sketch Plan Conference"

Did you remember to include your application and submittal checklist? It is required to apply for a site plan review.

Mary Snyder
Applicant's Signature

Date 9.4.2025

SAME
Owner's Signature

Date _____

Village of Sandy Creek
Site Plan Review Application
(Page 2 of 2)

For Official Use Only:

Date application received by CEO: 9.4.2025

CEO: What other agencies have regulatory authority or require a permit? _____

Planning Board.

Date CEO submitted application to Planning Board Secretary: 9.4.2025

Date CEO submitted application to Village Clerk: 9.4.2025

Date Fee was Paid: _____

Amount of Fee Paid: _____

Application and Fee Received by: _____

Authorized Local Official

THE FEE MUST BE PAID BEFORE THE APPLICATION IS SUBMITTED TO THE PLANNING BOARD

Planning Board Only:

Date of Sketch Plan Conference: 10/1/25

Date Site Plan was formally submitted (after Sketch Plan Conference): 10/1/25

Date application deemed complete: _____

Village of Sandy Creek
Application and Submission Requirement Checklist for Site Plan Approval

Requirements which cannot be waived:

- ✓ 1. Location map.
- N/A 2. A to-scale plan at a scale of 1" - 50' or larger for parcels of 10 acres or less;
1" - 100' or larger for parcels of more than 10 acres. (See Article IV. 402 d. for more information)
- M/A 3. A landscape plan for the property
- CURRENT 4. If municipal (community) water and/or sewer is necessary, a letter of approval from the appropriate source
- ✓ 5. Names and addresses of property owners who are to be notified of the public hearing in accordance with Section 3.07.
- ✓ 6. An environmental assessment form (EAF) and, when applicable, a draft environmental impact statement (EIS) pursuant to 6NYCPR Part 617.

Keith.

862.266.0338

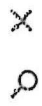


2'x2' SWINGING



Parcel Viewer Workspace

355203029.07-01-13



Show search results for 355...

029.07-01-06.01

8 FT

029.07-01-13

Septic

8 FT

029.07-01-14

029.07-01-15

029.07-01-16.01

029.07-01-12

37' 11" 3.81

S MAIN ST

4 inches

029.07-01-30

60ft



029.07-02-16

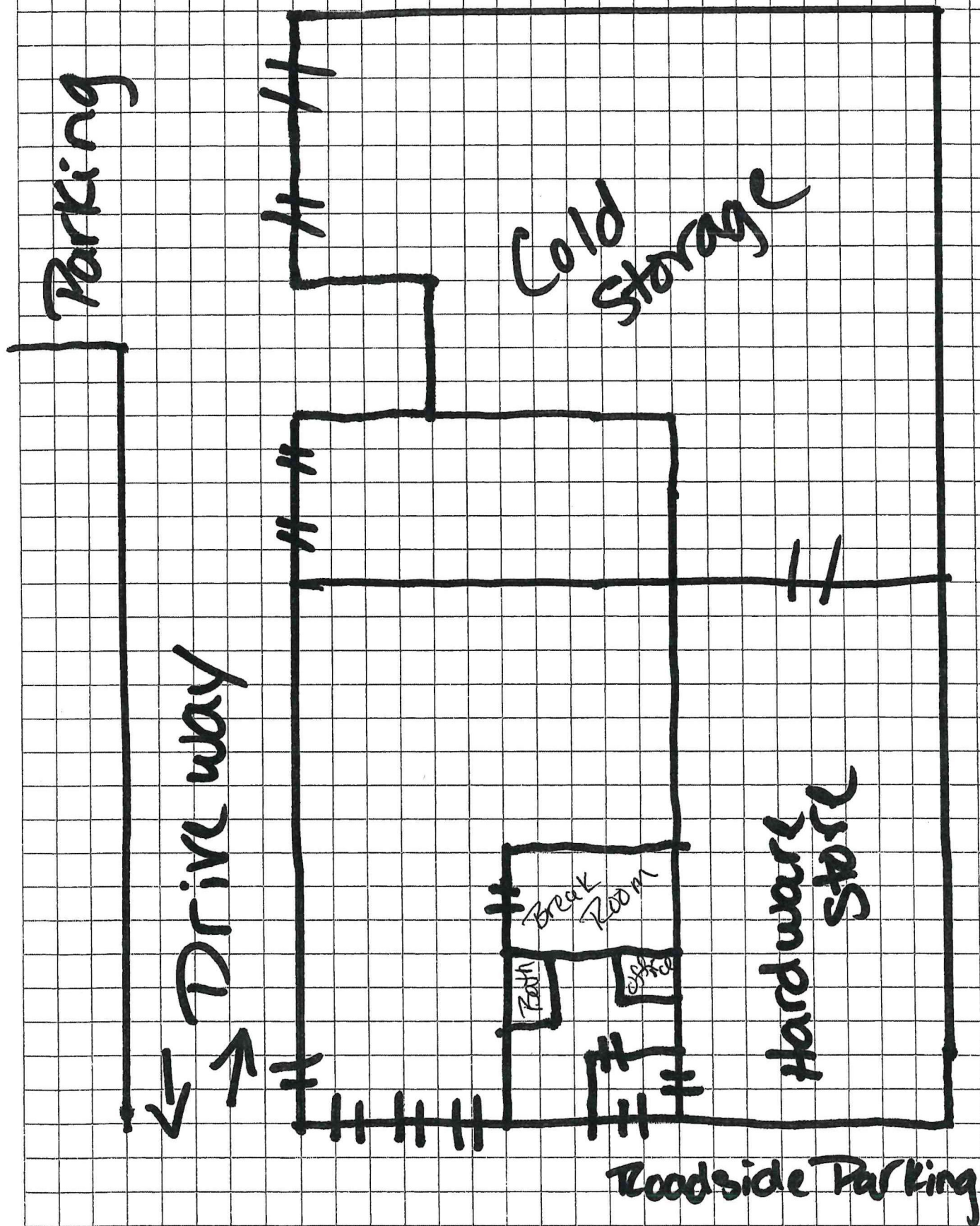
029.07-02-08.02

029.07-02-17

029.07-02-0

029.07-02

029.07-02-0



N

23 FT
windows

CHILLER

door

CHILLER
Auto

87 FT

Basin

Storage

Storage

Village of Sandy Creek
Site Plan Review
Record of Mandatory Sketch Plan Conference

(Page 1 of 2)

A sketch plan conference was held between T + E HANSON + FARM SUPPLY and the
Applicant

Sandy Creek Regional Planning Board on 10/1/25
Date

The applicant shall present a sketch plan showing the major features of the proposed development:

1. Location of all proposed and existing structures
2. Ingress and egress
3. Proposed parking
4. Location of existing natural and manmade features, including but not limited to major vegetation, surface water, land formations, roads and fences
5. Description of intended use of site

At this meeting the following action was taken:

<u>Waived</u>	<u>Required</u>	<u>Initials (PB)</u>	
<u>X</u>	_____	<u>ED</u>	1. A topographical survey
<u>X</u>	_____	<u>ED</u>	2. The location of proposed signs and information about their design.
<u>X</u>	_____	<u>ED</u>	3. Any slopes greater than 15%, flood plain areas regulated wetlands, agricultural districts or other significant natural, cultural or historical characteristics.
<u>X</u>	_____	<u>ED</u>	4. Traffic generation estimates.

Record of Mandatory Sketch Plan Conference

(Page 2 of 2)

<u>Waived</u>	<u>Required</u>	<u>Initials (PB)</u>	
<u>X</u>	<u> </u>	<u>FD</u>	5. Snow removal plans.
<u>X</u>	<u> </u>	<u>FD</u>	6. The location of refuse storage and removal areas
<u>X</u>	<u> </u>	<u>FD</u>	7. Grading plan
<u>X</u>	<u> </u>	<u>FD</u>	8. A survey by a licensed land surveyor of the parcel on which the development is to occur, or, if only a small portion of a parcel is to be developed, of the area to be developed
<u>X</u>	<u> </u>	<u>FD</u>	9. A drainage plan for the property
<u>X</u>	<u> </u>	<u>FD</u>	10. An erosion control and sediment control plan during and post construction
<u>X</u>	<u> </u>	<u>FD</u>	11. An agricultural data statement pursuant to State law
<u> </u>	<u> </u>	<u> </u>	12. Other as per Planning Board (See Sec 4.02.i.)

Frank R. Wright
Signature of Planning Board Chairperson

10/1/25
Date

The applicant shall have 180 days after this conference to formally submit the Site Plan with these requirements. After 180 days, approved waivers shall be null and void.

1/1/19

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information							
Name of Action or Project: T & E Hardware and Farm							
Project Location (describe, and attach a location map): 6057 S Main St, Sandy Creek, NY 13145							
Brief Description of Proposed Action: USE existing building for retail space for sales of hardware and Feed.							
Name of Applicant or Sponsor: Mary Snyder		Telephone: 862-266-0337					
Address: 16689 Hagen Rd		E-Mail: tandehardware25@yahoo.com					
City/PO: Iacona		State: NY	Zip Code: 13083				
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">NO</td> <td style="width: 50%;">YES</td> </tr> <tr> <td style="text-align: center;">☒</td> <td style="text-align: center;">☐</td> </tr> </table>	NO	YES	☒	☐
NO	YES						
☒	☐						
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">NO</td> <td style="width: 50%;">YES</td> </tr> <tr> <td style="text-align: center;">☒</td> <td style="text-align: center;">☐</td> </tr> </table>	NO	YES	☒	☐
NO	YES						
☒	☐						
3. a. Total acreage of the site of the proposed action?		_____ acres					
b. Total acreage to be physically disturbed?		_____ acres					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ acres					
4. Check all land uses that occur on, <u>are</u> adjoining [and] <u>or</u> near the proposed action.							
☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☒ Commercial ☒ Residential (suburban) ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____ ☐ Parkland							

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	☐	☒	☒
b. Consistent with the adopted comprehensive plan?	☐	☒	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	☐	☒	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	☒	☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	☒	☐	
b. Are public transportation service[is] available at or near the site of the proposed action?	☒	☒	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☒	☒	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	☐	☒	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	☐	☒	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	☒	☐	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archeological site, or district that [a structure that] is listed on [either] the National Register of Historic Places or the State Register of Historic Places or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	☒	☐	
b. Is the [proposed action] project site, or any portion of it, located in or adjacent to an area designated as [archaeologically] sensitive [area] for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☒	☐	
13. A. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	☒	☐	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☒	☐	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☒ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☐ Urban ☐ Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO ☒	YES ☐
16. Is the project site located in the 100-year flood plan?	NO ☒	YES ☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO ☒	YES ☐
a. Will storm water discharges flow to adjacent properties?	☒	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <u>Drains in roadway</u>	☐	☒
18. Does the proposed action include construction or other activities that <u>would</u> result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size <u>of the impoundment</u> :	NO ☒	YES ☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO ☒	YES ☐
20. Has the site of the proposed action or an adjoining property been <u>the</u> subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO ☒	YES ☐
I [AFFIRM] CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: <u>Mary Snyder</u> Date: <u>9-25-2025</u> Signature: <u>Mary Snyder</u> Title: <u>member</u>		

Project:

25-001

Date:

10/1/25

Short Environmental Assessment Form

Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	☒	☐
2. Will the proposed action result in a change in the use or intensity of use of land?	☒	☐
3. Will the proposed action impair the character or quality of the existing community?	☒	☐
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	☒	☐
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	☒	☐
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	☒	☐
7. Will the proposed action impact existing:		
a. public / private water supplies?	☒	☐
b. public / private wastewater treatment utilities?	☒	☐
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	☒	☐
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	☒	☐
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	☒	☐
11. Will the proposed action create a hazard to environmental resources or human health?	☒	☐

Agency Use Only [If applicable]

Project: 25-001
Date: 10/1/25

Short Environmental Assessment Form **Part 3 Determination of Significance**

For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

☐	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
☒	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
<u>SANDY CREEK PLANNING BOARD</u>	<u>10/1/25</u>
Name of Lead Agency	Date
<u>FRANK DIXON</u>	<u>VICE CHAIR</u>
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
<u>Frank Dixon</u>	<u>[Signature]</u>
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

SITE PLAN REQUIREMENTS

On application : Include phone number(s), mailing address, project address, email address

On Site Plan: Graph paper is preferable

No paper larger than 8 1/2 "x 14", If applicant wants to submit something larger, provide 10 copies

Cannot copy in color

Show entire parcel to scale of 1"= 50' (for 10 acres or less), 1"= 100' (for more than 10 acres)

May show proposed plan on 8 1/2" x 11" (or 14") and note this area on whole parcel

A Full EAF (Environmental Assessment Form) may be needed for projects in the Critical Environmental Area (west of Rt. 3)

For Sketch Plan Conference (mandatory pre-submission meeting to discuss the proposed project):

Show all dimensions as they relate to the entire parcel

Location of all proposed and existing structures

Ingress and Egress

Proposed parking

Location of existing natural and manmade features, including but not limited to major vegetation, surface water and land formations, roads and fences

Description of intended use of site.

For Formal Site Plan Review: Please refer to the local law for specific requirements.

Show all dimensions as they relate to the entire parcel

Applicant name, address and owner name, address and consent if owner is not the applicant

Existing use of the land

Property address and a location map showing the site location on the relevant portion of a U.S.G.S. or NYS Planimetric quadrangle map, or town, village or city base map

A to-scale site plan with north arrow at a scale of 1" = 50' or larger for parcels of up to 10 acres and 1" = 100' or larger for parcels of more than 10 acres, showing:

Location and dimension of all existing and proposed buildings and outdoor storage areas on the property with each building or area clearly labeled as to whether it is existing or proposed and its intended use

The setback of all existing and proposed buildings from rear and side property lines and public road right-of-ways. Lines of existing and proposed streets and sidewalks with street names

The location and dimensions of existing and proposed driveways

The location, dimension and delineation of all required parking spaces, loading areas and driving aisles

The location of existing or proposed septic systems and wells on the subject property

Proposed building heights and number of stories

The location of any required buffer areas

Any proposed screening from adjacent properties

The location of any surface water bodies or stream courses.

The location, type and size of any signage and outdoor lighting

A landscape plan for the property

If municipal (community) water and/or sewer is necessary, a letter of approval from the appropriate source is required.

Names and mailing addresses of property owners who are to be notified of the public hearing in accordance with Section 3.07. Village of Sandy Creek and Town west of Rt. 3 (within a 300' radius), rest of Town of Sandy Creek (within a 500' radius). These must be obtained from the Town of Sandy

- Creek assessor.
- ☒ An environmental assessment form (EAF) and, when applicable, a draft environmental impact statement (EIS) pursuant to 6NYCPR Part 617 (SEQR).
 - ☐ Any other information necessary to show compliance with the requirements of this local law including but not limited to the location of accessory uses, outdoor sales areas, camp sites and other similar areas.

Submission Requirements Which May be Waived: All applications for site plan review shall also include the following information. However, these requirements may be waived or amended by the Planning Board at the sketch plan conference if the applicant demonstrates to the satisfaction of the Planning Board that the information is of no significance.

- ☒ A topographical survey with a sufficient level of detail to fit the scale of the project
- ☒ The location, design and dimensions of any existing or proposed signs
- ☒ Delineation of any areas with slopes greater than 15%, wetlands, flood hazard areas, agricultural districts or other significant natural, cultural or historical characteristics
- ☒ Traffic generation estimates
- ☒ Snow storage/removal plan
- ☒ The location of refuse storage and removal areas
- ☒ Grading plan
- ☒ A survey by a licensed land surveyor of the parcel on which the development is to occur, or, if only a small portion of a parcel is to be developed, of the area to be developed
- ☒ A drainage plan for the property. For sites with a developed area of 5 acres or more, a storm water retention and grading plan in conformance with NYS guidelines
- ☒ An erosion control and sedimentation control plan during and post construction, based on NYS guidelines for erosion and sediment control
- ☒ An agricultural data statement pursuant to State law, when required

When the application is deemed complete, a public hearing will be scheduled. Public hearing notices will be published and surrounding property owners notified. Please note that you are responsible for these and any other costs associated with your project. A bill will be sent to you by the Town or Village Clerk.

Town of Sandy Creek
1992 Harwood Dr.
PO Box 52
Sandy Creek, NY 13145
(315) 387-5456

Sandy Creek Regional
Planning Board
PO Box 58
Sandy Creek,, NY 13145

Oswego Co Health Dept
70 Bunner St.
Oswego, NY 13126
(315) 349-3557

Village of Sandy Creek
11 Park Ave
Lacona, NY 13083
(315) 387-5781
Mailing address:
PO Box 240
Sandy Creek, NY 13145

NYS DEC
615 Erie Blvd West
Syracuse, NY 13204-2400
(315) 426-7438

Code Enforcement Officer
John Howland
(315) 387-6156

Town of Sandy Creek
Highway Dept. Garage
(315) 387-3812

Oswego County Highway
(315) 349-8331

NYS DOT
Mexico, NY
(315) 963-3730

Sandy Creek Regional Planning Board

Notice of Public Hearing

Please take notice that the **Village** of Sandy Creek shall hold a Public Hearing to discuss the proposed Site Plan Application for T & E Hardware and Farm Supply located at 6057 South Main Street in the Village of Sandy Creek. This Site Plan may be viewed at the Village Office, 11 Park Avenue, Lacona, NY, M-W-F, 9:30 am – 12:30 pm and 1:30 – 4:00 pm. It may also be viewed on the Village of Sandy Creek website under the heading “Government” – “Departments – “Planning”. The Sandy Creek Regional Planning Board has set a Public Hearing for the date of Wednesday, November 5, 2025 at 7:00 pm at the Town of Sandy Creek Office, 1992 Harwood Drive, Sandy Creek, NY. All persons wishing to be heard on such issue should be present at the date, time and place stated or submit written communication in advance to the Sandy Creek Regional Planning Board, PO Box 58, Sandy Creek, NY 13145. Please state your reasons for or against this Site Plan Application. Any persons requiring special accommodations to attend the meeting and participate should notify the Village Clerk at 315-387-5781 ext. 1 at least three business days prior to the date and time of the Public Hearing.

Sandy Creek Regional Planning Board

Notice of Public Hearing

Please take notice that the Sandy Creek Regional Planning Board shall hold a Public Hearing to discuss the proposed Site Plan Application for T & E Hardware and Farm Supply, LLC on the premises at 6057 South Main Street in the Village of Sandy Creek. This Site Plan may be viewed at the Village Office, 11 Park Avenue, Lacona NY, 13083 M-W-F, 9:30 am – 12:30 pm and 1:30 – 4:00 pm. It may also be viewed on the Village of Sandy Creek website under the heading "Government - Departments – Planning Board. The Sandy Creek Regional Planning Board has set a Public Hearing for the date of Wednesday, November 5 2025 at 7:00 pm at the Town of Sandy Creek Office, 1992 Harwood Drive, Sandy Creek, NY. All persons wishing to be heard on such issue should be present at the date time and place stated or submit written communication in advance to the Sandy Creek Regional Planning Board, PO Box 58, Sandy Creek, NY 13145. Please state your reasons for or against this Site Plan Application. Any persons requiring special accommodations to attend the meeting and participate should notify the Village Clerk at 315-387-5781 ext. 1 at least three business days prior to the date and time of the Public Hearing.

Dated October 8, 2025

By order of the Sandy Creek Regional Planning Board

Bill Joyce

Board Secretary/Treasurer

Sandy Creek Regional Planning Board

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Sandy Creek Regional Planning Board

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OCCUPANT
2087 LAKE ST
SANDY CREEK, NY 13145

OCCUPANT
6054 S MAIN ST
SANDY CREEK, NY 13145

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6045 S MAIN ST
SANDY CREEK, NY 13145

OCCUPANT
6058 S MAIN ST
SANDY CREEK, NY 13145

OCCUPANT
6059 S MAIN ST
SANDY CREEK, NY 13145

OCCUPANT
6064 S MAIN ST
SANDY CREEK, NY 13145

OCCUPANT
6049 S MAIN ST
SANDY CREEK, NY 13145

OCCUPANT
6067 S MAIN ST
SANDY CREEK, NY 13145

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6061 S MAIN ST
SANDY CREEK, NY 13145

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6063 S MAIN ST
SANDY CREEK, NY 13145

OCCUPANT
2083 LAKE ST
SANDY CREEK, NY 13145

OCCUPANT
6057 S MAIN ST
SANDY CREEK, NY 13145

OCCUPANT
6052 S MAIN ST
SANDY CREEK, NY 13145

OCCUPANT
6069 S MAIN ST
SANDY CREEK, NY 13145



David R. Turner
Director

**OSWEGO COUNTY DEPARTMENT OF COMMUNITY
DEVELOPMENT, TOURISM AND PLANNING**

COUNTY BUILDING
46 EAST BRIDGE STREET
OSWEGO, NEW YORK 13126

TELEPHONE (315) 349-8292
FAX (315) 349-8279

Janet W. Clerkin
Office of Promotion
And Tourism

Donna B. Scanlon
Office of Community
Development Programs

Scott D. Smith
Office of Housing Assistance

239 REVIEW SUBMISSION FORM

Submitted to: Oswego County Department of Community
Development, Tourism, and Planning
46 East Bridge Street
Oswego, NY 13126

Submitted by: Agency: Sandy Creek Regional Planning Contact Person: Bill Joyce
Return Address: 253 Seber Shores Rd Sandy Creek NY 13145
Contact Email: billjoyce253@gmail.com Contact Phone #: 3153872202

Date submitted: 10/01/2025 **Public Hearing/ Meeting Date(s):** 11/05/2025

Project Details: Applicant: T&E Hardware and Farm Supply LLC
Site Address: 6057 So. Main St Sandy Creek NY 13145
Municipality: Village of Sandy Creek
Tax Parcel Number(s): 029.07-01-13
Zoning District: n/a

Pursuant to §239-f, -l & -m of General Municipal Law enclosed for review and recommendation from the Oswego County Department of Community Development, Tourism, and Planning is an application for (check all applicable):

- | | |
|--|--|
| ☒ Site Plan Review | ☐ Comprehensive Plan Adoption/Amendment |
| ☐ Special Use Permit | ☐ Zoning Law Local Law |
| ☐ Area Variance | Adoption/Amendment |
| ☐ Use Variance | ☐ Other: _____ |
| ☐ Rezoning | |

The application qualifies for review because the project tax map parcel is located within 500 feet of the following (check all applicable):

- ☐ Municipal Boundary*
- ☐ State/County Park or Other Recreation Area
- ☒ State/County Road
- ☐ State/County Drainageway/Watercourse
- ☐ Farm located in an Agricultural District
- ☐ State/County-owned land on which a public building/institution is located

**Pursuant to General Municipal Law §239-nn, the legislative body or reviewing board of a municipality shall give notice of a public hearing for a proposed Special Use Permit, Use Variance, Site Plan Review or Subdivision Review to the Clerk of an adjacent municipality at least 10 days prior to the public hearing when the subject property is located within 500 feet of the adjacent municipality.*

The Clerk(s) of Village of Sandy Creek were notified on 10/2/25
(city/ town/ village) (date)

PROJECT-SPECIFIC QUESTIONS

In addition to the information required on page 1 of this form, please answer the following questions:

1. Describe public facilities available in the area to be affected:

Water: Municipal System

Sewer: Private Septic

2. Will this action impact water or sewer facilities?

No

3. Describe any public services available in the area to be affected (jurisdiction or district):

Police: NYS Police, Oswego County Sherriff Department

Fire: Sandy Creek Volunteer, Lacona Volunteer

Refuse: BLISS

School: Sandy Creek Central School District

Other: _____

4. Will this action impact services listed above? Describe:

No

5. Will traffic be affected/ generated by the action? Describe:

No

6. Is this action in compliance with the following?

Existing municipal plans: ☒ Yes ☐ No ☐ n/a

Local or State Subdivision Regulations: ☐ Yes ☐ No ☒ n/a

NYS Building & Fire Code: ☒ Yes ☐ No ☐ n/a

NYS Freshwater Wetlands Act: ☐ Yes ☐ No ☒ n/a

Federal Flood Insurance Program: ☐ Yes ☐ No ☒ n/a

Other Federal/State/County/Local laws: ☐ Yes ☐ No ☒ n/a

If the action is non-compliant, please describe: _____

7. Describe existing land use of areas to the north, south, east and west of the site/action:

North: Commercial, Residential

South: Commercial, Residential

East: Commercial, Residential

West: Commercial, Residential

8. Identify any State or County Facilities in the area (Roads, Parks, Buildings):

State Route 11

9. Identify any nearby water bodies, streams, wetlands, or flood-hazard zones in the area:

Little Sandy Creek

10. Describe any unique physical/ natural features or socio-economic conditions in the area:

Revitalizing of downtown area is a top priority for Sandy Creek Comprehensive Plan

ADDITIONAL DOCUMENTATION CHECKLIST

In addition to the information provided on pages 1-2, please submit the following documentation:

All Actions Require the Following:

- ☒ 239 Review Form (Page 1)
- ☒ Full statement as required by local law or ordinance (all application materials)
- ☐ Agricultural Data Statement, if applicable.
- ☒ EAF or EIS for State Environmental Quality Review (SEQR)

Proposed or Amending Zoning Ordinances or Local Laws:

- ☒ Report from Planning Board or Zoning Board, if applicable.
- ☐ Zoning map to be adopted with new law, or existing map illustrating areas to be affected.
- ☐ Zoning text: language of the proposed ordinance, law, or amendment.

Site Plan Reviews, Special Use Permits, Area Variances, and Use Variances:

- ☒ Site Plan(s) showing:
 - Scale (suggested 1 inch: 20 feet if site <1 acre or appropriate scale for larger sites)
 - North arrow
 - Bulk table
 - Adjacent tax parcel information
 - Location of streets and highways
 - Location of natural features
 - Physical characteristics of the site
 - Existing/ proposed septic system and well
 - Layout plan showing buildings, parking, and utilities
 - Surface and subsurface drainage plan
 - Area map at 1:200' noting zoning in the area
 - Location map
- ☐ Floor plan(s), if available/ relevant

could not produce a stamp stating "Accepted", CEO Sprague said that he would stamp the plats the next day in his office and have them available for Mr. VanRy to pick up at his discretion.

A brief discussion of the minutes of the meeting of September 3, 2025 found that no changes were necessary. A motion was made by Frank Dixon to approve the minutes as presented, seconded by Pat Machemer and the motion was passed by a unanimous vote of the Board.

Correspondence included: Minutes of the Special Town Board Meeting dated August 19, 2025 and of the regular Town Board meeting of September 10, 2025.

Bill provided a treasurer's report with monthly expenditures for salaries of \$92.35 per Board Member, excluding Shirley Rice as she has yet to be re-appointed to the Board by the Village Board, and a check to Bill Joyce for \$438.66 as Secretary/Treasurer and a payment to EFTPS for \$164.48. There remains a balance of \$10,929.99 in the account.

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 Village 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 Village Board.

With no further business before the Board, a motion was made by Richard Machemer to adjourn, seconded by Sybil Cummins. All voted in the affirmative and the motion carried. The Planning Board adjourned at 8:15 pm.

Respectfully submitted by Sybil Cummins, Secretary

Minutes of the Sandy Creek Regional Planning Board

Wednesday, October 1, 2025

Sandy Creek Town Hall

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

Also Present: Mr. Keith Snyder, Ms. Mary Snyder, Ms. Samantha Snyder, Mr. Jeff VanRy, CEO Jimmy Sprague

Frank Dixon opened the meeting at 7:00 pm.

As all parties were present for the Site Plan Application for T&E Hardware, the Board began the meeting with a Sketch Plan Conference for the proposed business. In review of the materials presented, the sketch Plan was sufficient to allow the Board to continue directly into a Site Plan review. The Board then waived a number of actions that were determined to be irrelevant to the process. A motion was made by Sybil Cummins, seconded by Frank Dixon to close the sketch Plan Conference. The Board voted unanimously in the affirmative and the motion carried.

Mr. Snyder, at this point, demanded to know why there was to be any Site Plan review at all. His contention was that this was a retail to retail action and therefore unnecessary. He continued to say that he had spoken with both John Howland and Todd Bristol, both former CEOs, and that they both deemed this unnecessary. Further, Mr. Snyder claimed that a lawyer, or several lawyers, had advised him that this Site Plan Application was unnecessary. Mr. Snyder became aggressive in his language. Bill pointed out that Site Plan was indeed necessary. He proposed that if he was to purchase a retail business next door to a school and put in a retail shop selling pornography, wouldn't the Village have something to say about it? Retail to retail? Mr. Snyder then stated that his lawyer, or lawyers, had advised him that the Planning Board had the ability to give him a temporary order to open the store prior to Site Plan Approval. Bill stated that in almost 30 years of Planning Board experience, he had never heard of such a thing. He stated that if Mr. Snyder would like to take that up with the Mayor of the Village, he was welcome to make that request at the next Village Board meeting on Monday, October 6, 2025. Mr. Snyder stated that this business had been in the works since May or April of this year and how is it that Bill was the only person in Town who was unaware of this fact. Bill stated that he had been informed by Jimmy Sprague only in September that Mr. Snyder had asked about a 2 foot by 2 foot sign for a hardware and feed store. At that time, Bill told CEO Sprague that there would need to be a Site Plan Application made in order to satisfy local law. Mr. Snyder continued to rant until Bill suggested that the Board proceed with the paperwork to complete the Site Plan Application. CEO Sprague asked if there was an agreement between S&R Automotive and T&E Hardware and Feed Supply to share the previously approved parking area at S&R Automotive. Mr. Snyder stated that there was such an agreement. Parking in this lot, combined with on street parking is sufficient for the addition of this new business. Bill asked Mr. Snyder to mark on the photograph of the proposed business the setback distances on the north side of the building, the location of the existing septic system, and add the name of the business to the proposed building. Upon completion of the EAF Short form parts 1, 2, and 3, it was clear to the Board that there would be no environmental impact presented in approving this application. In this review, some minor changes were made which were then initialed by Mr. Snyder. A 239 Review was prepared for the County and Bill will see to it that it is forwarded to Luke Mazzota at the County for their review. As all information needed for the Site Plan Application had been provided, a motion to declare the Site Plan Application complete was made by Richard Machemer, seconded by Frank Dixon. The Board then voted unanimously to approve the motion, and the motion carried. A date for a public hearing was set for Wednesday, November 5, 2025. Bill will put together all notifications to the addressees within 300 feet of the proposed building, a notice in the Watertown Times and include the Site Plan Application on the Village website. Mr. Snyder and company then exited the building.

The Board then returned to the regular meeting at 7:58 pm. Mr. Jeff VanRy, whom Bill had thought was in attendance on behalf of T&E Hardware, asked to have a Subdivision Plat signed and stamped "Accepted" by the Board. As Larry Rice was not in attendance, Vice Chair Frank Dixon signed all four copies of the Plat. As the Board