

The Town of Scipio Planning Board met on Wednesday, February 26, 2025 at the Town of Scipio Office at 3705 State Route 34, Scipio Center, NY 13147.

Attending: Melissa Alford, Andy Miller, Peter Rogers, Josh Saville, Bill Nivison

Others: Lori Lynn Kunert, Ann Robson, Patrick Doyle, Debora Clark, Lavern Kurtz, Gary Mutchler, Rich Krenzer, Anita Dungey, Connie O'Hearn

1. Chair Alford called the meeting to order at 6:28pm.
2. Recognition was given to Paul Redmond, who stepped down from his position on the town's Planning Board. Bill Nivison will complete this board position term and was introduced and welcomed.
3. Approved the October 23, 2024 Town of Scipio Planning Board meeting minutes. Motion was made by Saville, second by Miller. All in favor. 5/0
4. Old Business
 - Code of Conduct in community leadership role – Chair Alford spoke on being mindful of how board members express and interact with fellow community members. It will benefit everyone to keep calm, control the tone of voice and to take the time to listen and understand differing opinions.
 - Updates on Agricola turbine waste – Liberty-Renewables' Permitting Associate, Layla Blask referred the board to Exhibit 6, Pg. 5, Table 6.1 which lists the cubic yards of waste/annually by type of construction waste. Concern was voiced that this waste needs to be properly disposed of in approved landfills.
 - ORES response to 2.5x setback – Town Attorney Jeff Eaton notified the board that ORES has not rendered a decision yet.
 - Discussion on updating the Town of Scipio Zoning Ordinance as it pertains to wind laws was tabled. The current Zoning Ordinance has a strong Article XI on Wind Energy Systems. It was voiced by Connie O'Hearn that the town needs to make a statement to ORES as this project disregards the town's Comprehensive Plan. The community is against this project and ORES should have this on record of the decision. It was suggested that members of the Alliance to Preserve the Finger Lakes approach the landowners not to renew their leases. The 241 petition signatures this group has collected against the project have been sent to NYS Assemblyman Jeff Gallahan and NYS Senator Rachel May. This special interest group was encouraged to continue their efforts and blast ORES with letters and statements against the project.
5. New Business
 - David and Marci Snider, #83 FL 21, NYS RTE. 38, Tax Map # 154.03-1-19.11.: Arcitech Krenzer reviewed the application to construct a new 22'x30', two story addition to North side of existing seasonal cottage plus a 10'x24' deck addition. No bedrooms added to living space. Upon review by the Owasco Lake Watershed Inspector recommendations are to install sediment and erosion control

perimeters and measures prior to ground disturbance. Plans should be made for concrete washouts and disturbed areas need to be seeded, mulched as soon as possible. The Cayuga County Health Department were unable to locate records of the current septic system for size of tank and placement of the leaching area. Their recommendation was to hire an engineer/designer to evaluate their septic system and determine if it meets current codes. This property would qualify for a septic replacement grant of 50% of cost up to \$10,000. Arcitech Krenzer responded that the plans incorporate sediment and erosion control tactics. Since there are no additional bedrooms being built the current septic system should be adequate. He will refer to an engineer/designer to verify the current septic system in place. CEO Doyle commented perk tests are not performed this time of year and he would be willing to work with the architect and Health Department on this stage of the construction plan.

Motion to approve this building permit application, contingent on approval of the septic system meeting state standards was made by Saville, seconded by Rogers. All in favor. 5/0

- Lavern Kurtz, 1798 Center Rd., Scipio Center, NY 13147 Tax Map # 172.00-1-38: Minor Lot Alteration to subdivide ½ acre from property and sell to neighbor. A survey map showing the portion of land referenced was reviewed.

Motion to approve this Minor Lot Alteration made by Miller, second by Saville. All in favor. 5/0

- Matthew and Suzanna Peachy, 106 Woodland Drive, Scipio Center, NY 13147, Tax Map # 174.00-1-18.15. Minor Lot Alteration to remove a corner on property that goes into brother's pasture to sell house. Realtor Clark explained the survey map of the land referenced.

Motion to approve this Minor Lot Alteration made by Alford, second by Saville. All in favor. 5/0

6. Next meeting: Wednesday, March 26, 2025, 6:30pm – Owasco Lake Watershed Inspector Jesse Llyod will present on their Inspection Division and Lori Lynn Kunert with Cordelia Power will speak on the progress with the Scipio Solar NY LLC.
7. Adjournment - Motion to adjourn at 7:43pm by Alford, second by Rogers. All in favor. 5/0

Respectfully submitted,

Ann Robson

Town of Scipio Planning Board