

Town of Scipio

Planning Board

June 22, 2022

Members present: Maryl Mendillo, Andy Miller, Mike Nolan, Marilyn Post

Others attending: Susan Higgins, Mark Nagel, Rich Krenzer, Melissa Alford

The meeting was called to order at 6:24 pm by Marilyn.

Andy Miller made motion to approve minutes of May meeting. Seconded by Maryl Mendillo. Approved 4/0.

Old business: a. Allen Farms RNG facility – review postponed until July at applicant’s request. Andy Miller did speak to someone at Cornell who would be will to assist in any capacity.

b. Nagel, 104 Shale Point – property includes 26 acres and 1,250 of lake front. Proposed cottage will set 50 feet back from high water mark. Cottage will be 660 square feet, with one bedroom and a six foot deep cellar for storage and utility access. Septic has been approved by county. Drainage logs will be in place during construction. A public meeting is required under current zoning laws, Article V -Section 5.03. This building is classified as an Accessory Dwelling - Article V – Section 5.07 A (1). Accessory Dwelling Units need a Special Use Permit, which entails a Public Hearing and a GML-239 county review. Motion made to vote on approval of construction of elder cottage after public hearing in July. Made by Maryl Mendillo; seconded by Andy Miller and approved. 4/0

c. Nagel, 104 Shale Point – request made to improve existing cottage and increase covered square footage to 1900. Limited number of existing trees and shrubbery will be removed. Drive and septic will be shared with elder cottage. Grandfather laws will be reviewed and site visit will occur before public meeting in July to allow both projects to move forward after public hearing.

d. Higgins, Firelane 16 – permit requested to install a prebuilt shed on property for storage of lawn and maintenance equipment. Shed will be placed on a pad and is 1500 feet from shoreline. 110 feet from nearest neighbor. Motion to approve made by Mike Nolan and seconded by Andy Miller. Approved 4/0.

Motion made to adjourn by Andy Miller and seconded by Maryl Mendillo at 7:41 pm. Approved 4/0

Next regular meeting will include public hearing to be held July 27, 6:30 pm, at town offices.

Catherine Komarisky, deputy clerk