

The Town of Scipio Planning Board met on Wednesday, August 28, 2024 at the Town of Scipio Office, 3705 State Route 34, Scipio Center, NY 13147.

Attending: Melissa Alford, Andy Miller, Josh Saville, Paul Redmond

Excused: Peter Rogers

Others: Patrick Doyle, Ann Robson, Elgin Lemmon, Tim Buhl, John Clark, Keith Welch

Chair Alford called meeting to order at 6:28pm. There was a moment of remembrance when the recent passing of Cathy Komarisky, past secretary to the Planning Board, was announced.

1. Paul Redmond's appointment to the Town of Scipio Planning Board was recognized. He will complete Mike Nolan's term of office through 12.31.2026. His experiences as a teacher, businessman, EMT and a multi-generational crop farmer brings many talents to the board.
2. Approved July 24, 2024 Town of Scipio Planning Board meeting minutes. Motion by Alford, second by Miller. All in favor. 4/0
3. Old Business
 - Liberty Renewable's August 13, 2024 Open House – Comments from residents were discussed: residing within proximity to the proposed turbines, not aware of the recent well site surveys, to the projected view from the turbines to the biased approach, to the wear and tear of the town roads. J. Saville will gather the list of names, who did not receive the well survey letter to submit to Liberty.
 - Water testing vs well site location near projected turbines – Currently well site location data is being gathered. ORES guidelines place setbacks of 100' from turbine for participating property owner, and 1000' from non-participating property owner.
 - 2.5 setback – On July 10, 2024 the Town of Scipio Town Board approved the amendments to the town's Zoning Ordinance – Local Law 2024-1. This included Section 11.06: Wind Energy Facility Setbacks for a Community System with a setback of 2.5 times the height of the turbine from the property line for non-participating property owners. Liberty Renewable will be applying for a NYSERDA 94-C permit with a 2.0 setback.
4. New Business
 - a. Elgin Lemmon: building permit application for a wood frame home on Tax map# 164.00-1-27- Waterfront Conservation District. Lemmon stated his request to build a home, the site location, the right of way access and distance from the lakeshore. Tim Buhl, PE reviewed construction plans, the impervious area meets town zoning, and the septic system will be gravity fed under right of way access road. Motion to approve by Miller, second by Saville. All in favor. 4/0
 - b. CEO Doyle reported on a recent application submittal for a non-profit religious cemetery on Center Rd. This will be on next month's agenda.

- c. Tentatively the November and December 2024 meeting dates will be moved to the 3rd Wednesday. A motion and vote will take place next month.
 - d. Paul Redmond will report in September on a town in Minnesota that has turbines, and some community members signed private agreements with the turbine companies to dump refuse from construction and defunct parts. These dump sites have become highly toxic.
- 5. Next meeting: September 25, 2024, 6:30pm
 - 6. Adjournment at 7:15 pm. Motion by Miller, second by Saville. All in favor. 4/0

Respectfully submitted,

Ann M. Robson,
Town of Scipio Planning Board Secretary