

Town of Scipio
Planning Board
March 23, 2022

Members present: Marilyn Post, Andy Miller, Tom Higgins, Maryl Mendillo; arrived 6:40 pm: Mike Nolan

Others attending: Gary Mutchler, Patrick Doyle, Larry Bell, Rich Krenzer, Tim Bishop, Keith Ross, John Malenick

The meeting was called to order at 6:30 pm by Tom.

Marilyn made motion to approve minutes of February meeting. Seconded by Andy. Approved 4/0.

Old business: None.

New business: A. Opendore parking lot. Larry Bell described plan to add a parking lot to existing project. Discussion: drainage concerns and notification of adjoining farms. Building use. Board requests: 1. include Turek farm in farm contact list.

2. procedural plan for gravel installation in parking area.

3. Contact DOT regarding plan for trees in right-of-way.

B. Bishop - fire lane 11, single family dwelling. Rich Krenzer, architect, presented plans.

Discussion: property within Scipio Ag and watershed districts. Application made for septic that owner will install. Concerns of Owasco Lake Watershed representative have been addressed. Board members will inspect property.

Board requests:

1. Contact adjoining farms.

2. revise plan to address concerns of a:water diversion from driveway; b: bank stabilization behind turn around; c: Replace removed trees with shrubs.

C. Keith Ross - single family dwelling. Presented site plans for main residence to be constructed on parcel west of St Rt 38. Driveway will be switchback with excavation as needed for installation. Perk test completed. Applied for septic installation. Discussion of existing buildings on parcel on lake side, east of St Rt 38. Board Requests:

1. Patrick will conduct a site inspection to address existing dwellings

2. Present renewed site plan.

3. Contact Owasco Lake Watershed inspector

4. Site plan should include percentage of impermeable surface to entire surface.

D. John Malenick presented plans to sell habitat seed and observation blinds from his home on point of Gilling Road and St Rt 34. Proposal includes moving current flagpole and garden to accommodate several observation blinds installed on a pad. Seed would

be sold from current garage and drive would be expanded to accommodate 8 vehicles. A sign would also be installed. Board requests:

1. Site plan revised
2. Dimension and lighting of sign to be installed

Motion made by Andy to hold public hearing regarding proposed business. Seconded by Maryl.
Approved 5/0

Public hearing and next meeting will be held April 26, 2022, 6:30 pm, at Town offices. Town clerk will be notified to advertise meeting

Motion made to adjourn by Marilyn and seconded by Mike at 8:40 pm. 5/0

Catherine Komarisky, deputy clerk