

Town of Scipio Planning Board, July 27, 2022

Members present: Melissa Alford, Peter Rogers, Andy Miller, Mike Nolan, Marilyn Post

Others attending: Brian Robison, Rich Krenzer, Mark Nagel, Susan Kuhn, Dan Kuhn, Jeff Stone, Gary Resti III, Howard Nelson, Keith Welch, Gary Mutchler (Town Supervisor), Patrick Doyle (CEO)

The meeting was called to order at 6:30 pm by Marilyn Post. New Members, Melissa Alford and Peter Rogers were welcomed.

Motion made to approve June minutes by Andy Miller. Seconded by Mike Nolan and approved by members present at that meeting. 3/0

Opened Public Hearing on construction of elder cottage at 104 Shale Point. Letter read from Susan Higgins approving construction. Dan and Susan Kuhn were present to state Mark Nagel was a good neighbor and they had no objections. Andy Miller asked if the cottage was under a grandfather clause. The new cottage will be more than 50 feet from high water mark. Septic grading will be required in back and a new driveway will be installed with care to ensure integrity of gully on south side. Set back requirement will need approval of zoning board. Planning board recommends construction of cottage. Public meeting closed at 6:45 PM.

Old business: a. Allen Farms RNG facility – revised sketch plan was presented. Three 40-foot towers will be constructed. The main digester will be visible approximately 6 feet above the dirt embankment. Spruce Haven Farm, where gas will be transported, hopes to be in operation by September. A manure management building will also be included. State and Federal permits have been applied for and the land is under a 10-year lease with Allen Farm. Projecting one truck a day to pass on mostly state roads to and from Spruce Haven Farm. Leak emergency plans and remediation of any safety protocols will be shared with local fire departments.

New Business: a. Robison -4564 State Route 38 – site plan review of addition of and open deck. Property within an agricultural district, but is not within 500 feet of any farms. Keith Welch recapped why Zoning Board has allowed the variance of set back from high water mark. Brian Robison answered other questions from board explaining need for safe cabin exit. Mike Nolan made motion to approve addition of deck and stairs. Andy Miller seconded the motion. 5/0

b. Littlejohn – 3966 State Route 34B – Patrick Doyle presented site plan to subdivide property for future building lots. Proposal meets all planning requirements. Motion made by Andy Miller to approve subdivision and Melissa Alford seconded motion. Approved 5/0.

c. Keith Welsh proposed a special training meet to be taught by Carrie Terwilliger, Senior Planner from Cayuga County that would be beneficial to members of both boards and to be held in Scipio Town Office. Possible date August 29, Monday, at 6 PM. Keith will contact Carrie and confirm class.

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

Next regular meeting will be Wednesday, August 24, 6:30 pm, at town office.

Catherine Komarisky, deputy clerk