Town of Scipio Planning Board

March 24, 2021

6:30p.m.

Members present: Mike Whitten, Tom Higgins, Maryl Mendillo, Marilyn Post , Andy Miller (potential board member)

Others present: Gary Mutchler, Gary Goodnough and Amanda Mason..

The meeting was called to order at 6:35pm by Mike. The minutes from the February meeting were accepted following a motion by Tom and second by Maryl.

Amanda Mason is proposing a minor lot change at the corner of Wyckoff and Hunter Roads. The area around the trailer would be enlarged from one acre to just over 3 acres, forming one corner lot. The other adjustment will go with the farm house creating a 2.7 acre plot. The line between the parcels follows a seasonal creek bed. The ditch area is fairly flat. Tom made a motion the application with a second from Mike. All approved. Mike signed a copy for the lawyer.

Sarah and John Clark application on Fire Lane 19: Patrick is looking into minimum open space requirements. The constructed drive of rushed run stone is only somewhat permeable. Banking also extends over the property line. Site work has been done for garage/storage building. The original application (January 2019) was for a 40x48 Alpine pole barn with porch and maintained that at least 20% of the property would remain undisturbed. The number of structures proposed with the drive exceeds recommended preservation of green space ( EPA 15 %).

The current plan is for a "cabin" 54x18 with a deck, partially enclosed on the slope. The size of the building allows for minimum distance from property lines and we question if stairs or steps to the shore might be added on the side of the structure. Concerns include the overall size of the building and roof runoff on the extremely steep slope. The new Owasco watershed regulations are pending approval by the state. The board seeks to be in full compliance. While septic approval is done by the county health department , further excavation and tree removal even after construction is also problematic.

Newer board members need to have an opportunity to visit the site. Patrick will be asked to obtain additional information on topographic lines and construction plans.

It was also noted that Elgin Lemmon's request to build a storage shed on a nearby steepS site was denied.

Online training on solar energy and affordable housing is available April 8 and April 22 respectively. Contact Deb Foster.

The next meeting will be held on April 28, 2021 at 6:30 p.m.

Meeting adjourned at 8 pm motion by Tom and Mike.

Marilyn Post, Recorder