

The Town of Scipio Planning Board met on Wednesday, March 26, 2025 at the Town of Scipio Office at 3705 State Route 34, Scipio Center, NY 13147.

Attending: Melissa Alford, Andy Miller, Bill Nivison, Peter Rogers.

Excused: Josh Saville

Others: Jeff Eaton, Gary Mutchler, Jesse Lloyd, Lori Kunert, Ann Robson, Connie O’Hearn, Anita Dungey, Allyson Phillips.

1. Chair Alford called the meeting to order at 6:27pm.
2. Approved February 26, 2025 Town of Scipio Planning Board meeting minutes.
Motion by Miller, second by Rogers. All in favor. 4/0
3. Old Business
 - Liberty-Renewables – Agricola Project
 - i. Chair Alford opened discussion on Exhibit 6, pp3-6 regarding waste disposal. Attorney Eaton will relay directed questions to ORES.
 - ii. Generating a public statement from the Town of Scipio’s Planning Board with concern to non-compliance with the town’s adopted Comprehensive Plan and Zoning Ordinance: Article XI Wind Energy Systems. Discussion was tabled to next month so statement could be drafted. Chair Alford will disseminate examples of public statements for board consideration.
 - iii. Update on Short Term Rentals – NYS Law Bill S820 was signed by Governor Hochul on 2.28.25. Each county is required to create and maintain a short-term rental registry. This bill establishes a taxation regime for short term rentals. The Planning Board opted to monitor the county’s legislation that has been in place for several years and not take any action for the Town of Scipio.
4. New Business
 - Scipio Solar Project/Cordelio Power
 - i. **Resolution 2025-1** Extension of Conditional Site Plan Approval of SunEast Scipio Solar N/K/A Scipio Solar NY, LLC – 18 MW Solar Array
Motion by Miller, second by Nivison was:
Adopted Ayes 4 Alford, Miller, Nivison, Rogers
 Noes 0
 - ii. Richard Carter, 2900 Center Rd., Scipio Center, NY 13147. Tax Map # 174.00-1-35.
Application for a non-conforming minor sub-division to create 0.34+/- acre parcel for existing Substation Expansion. This was tabled for further review by the Planning Board. Jesse Lloyd – Owasco Lake Watershed Inspection & Protection Division. Presented to the board for consideration more detail review measures on Site Plan Review and creation of an Environmental Protection Overlay District. These measures could be added as addendums to the current Zoning Ordinance. No action taken.
5. Next meeting is Wednesday, April 23, 2025 at 6:30pm.
6. Motion to adjourn at 7:35pm by Miller, second by Nivison. All in favor. 4/0

Respectfully submitted,

Ann Robson
Town of Scipio
Recording Secretary