

## Town of Scipio Planning Board Meeting September 30, 2026

The Town of Scipio Planning Board convened on Wednesday, September 30, 2026 at the Town Office, 3705 NYS Rte. 34, Scipio Center, NY 13147.

Attending: Melissa Alford, Guy Garnsey, Andy Miller, Peter Rogers

Others: Esther Baker, Jeff Eaton, Ann Robson

Excused: Bill Nivison

Chair Alford called the meeting to order at 6:39 pm.

Approved the September 30, 2026 meeting agenda.

Motion by Andy Miller, second by Peter Rogers. All in favor. 4/0

Approved the July 22, 2026 meeting minutes.

Motion by Melissa Alfred, second by Guy Garnsey. All in favor. 4/0

Old Business

### Agricola Wind Turbines

Town Attorney, Jeff Eaton shared that Agricola has filed a 2<sup>nd</sup> modification to remove locations 3 and 15 (Wind Turbines) partially due to noise issues.

### Noise Ordinance

Discussed various pros and cons of the presented Noise Ordinance Proposal. Town Attorney, Jeff Eaton explained that this ordinance would probably not apply to the Wind Turbine project, even if adopted by the town, since it would be after project approval by the State. The Article 8 process states that no other municipality is allowed to make a law or rule that prevents them from continuing to operate.

Other Issues discussed about a noise ordinance:

- Enforcement – primarily code officer
- Documenting or verifying the infraction
- Avoiding expensive equipment needed
- Existing Phone Apps for dcb
- Process for enforcing a noise infraction
- Time sensitive situations
- What kind of reaction would this elicit from the residents of the town
- Is noise a problem now
- Would it protect the town for future planning

**Table the issue for future consideration. Motion by Guy Garnsey, second by Andy Miller. All in favor. 4/0**

### Potential zoning law change regarding lake protection

Owasco Lake Watershed Management Council has been encouraging Scipio to consider more

coverage for tributaries and streams, such as provided by the watershed overlay example.

Recap of points considered in the past:

- Some enforcement issues may have been easier to solve with proposed changes in place.
- Consider more defined overlay to avoid potential lawsuits in the future.
- A watershed overlay protection could be of value, for example, if a project with many buildings was proposed that would affect our lake area.

Jeff Eaton is currently working on merging the proposed water overlay district with our current zoning laws. Expect to see more on that in the future.

Andy Miller reported that the sale of Casowasco property has stipulations in it that require the property to have a specific emphasis and use for children, education and the environment.

#### Update on Ensenore Rd issues

- CEO Patrick Doyle met with Michael Volpe, Landscape Architect on 8/27/26, and worked out a resolution plan. The plantings will be modified in the next 1-2 weeks. Email thread between parties with more details was submitted to the members of the Planning Board.
- Concerns over consistency regarding code enforcement on other properties on Ensenore Rd.

#### New Business

##### Ryan Horst building application: 1725 Great Gully Rd, Union Springs, shop addition

- Discussed the details of his application. Noted to ask for more complete application details, such as the height of proposed building, and landscaping plans.
- Discussed Special Use Permit (Light industrial) regulations
- Public hearing scheduled for \*October 28 at 6:30 p.m.

**Motion by Melissa Alford, second by Andy Miller. All in favor 4/0.**

- Town Clerk, Ann Robson will send out certified notices to adjacent landowners, and communicate to Zoning Officer, Patrick Doyle and Ryan Horst they need to attend the public hearing.

**○ Motion by Melissa Alford to table further action on the application till October's planning Board Meeting. Second by Guy Garnsey. All in favor 4/0.**

Next meeting: Wednesday, October 28, 2026 at 6:30 p.m. at the Scipio Town Office.

Noted a conflict with Thanksgiving for the typical November meeting. Agreed on Tuesday, Nov. 17 at 6:30 p.m.

Adjournment

Motion to adjourn at 7:25 pm by Melissa Alford. Second by Peter Rogers. All in favor. 4/0

Respectfully submitted,

Esther Baker  
Town of Scipio Planning Board Secretary

\* applicant has requested delaying the Public Hearing till Tuesday, November 17 at 6:30 p.m.