

Planning Board Minutes
March 12, 2013

Present: Dave Russo, Joe McIlroy, Mark Vitale, Davies Nagel, Heather Grant, Mike Van Gelder, Frank Rose

Others: Carl Peter, John & Chris Noble(Noblehurst Farms)

Meeting opened at 7 p.m. by Dave Russo

Heather Grant moved to accept the January 8 minutes with corrections, Mark Vitale seconded, carried.

Carl Peter

- Noblehurst would like to build a building to separate milk into skimmed milk and cream – milk not only from their farm but other farms
- Technically industrial, not really ag exempt building
- According to our zoning an agri-business
- Would need a site plan.

John & Chris

- Have a partner interested in this venture
- Less than an acre of ground, build a building to match existing barns to do the separation in
- In process of rebuilding the digester and use it for the waste from the separation process – green product
- Lot of advantages but don't have all answers yet
- Million pounds of milk/day – Noblehurst (milks 1600) would produce about 15% so will need other farms to partner with the cooperative (Dairylea)
- Need to build to scale, Rt. 39 & 246 would probably be the route since most milk would come from Wyoming County – approximately 18 trucks/day plus 2 owned by Noblehurst
- They own Lake Le Roy which would provide adequate water and feel there is adequate power.
- Can use waste stream off the new building to digester to create more power.

Mark Vitale - Close to county line so triggers going to county.

Carl Peter – building code point of view it's a non-hazardous factory; zoning point of view meets agribusiness

Dave Russo – Article 5, 400, Agricultural District (a) section C special use permit (1) Industrial Agricultural District: This is what I would think we should consider. Also we should have the Town lawyer take a look at this.

Joe McIlroy – definitely right site for it, accessible by 3 roads

Dave Russo – The process will take a few months if we decide on the special use permit. Maybe we should schedule an additional meeting before the end of the month.

Carl said there's approximately 800-1000 feet between it and the woods (Wilcox property). Town lawyer has looked at agreement between town and Noblehurst.

John & Chris

- 8000-10,000 gallons of water/day for new business, dairy uses 80,000 gallons
- Any waste with milk would go through digester, plain water would go into field
- 7 days a week (approximately 16 hrs a day)
- Truck traffic may be an issue
- Won't be contaminating anything, no noise from the business
- We need food processing in our county instead of shipping it out to others

Carl

- Agribusiness – processing farm products – no variance needed
- F1 industrial subject to site plan approval – would involve health department
- If like Barilla would need a variance

Dave Russo – Using the special use permit will enable the planning board to put restriction on the operation. So that in the future, if the Noblehurst Farm would like to expand to an ice cream (example) process they would have to come back to the planning board to review.

Dave Russo would like a meeting with Jim Campbell, town lawyer and Heather Ferraro to discuss this. Carl will contact both and see if we need a meeting, possibly March 26. Looking at special use permit, pg 79 of zoning, which would apply – also #400C1, p. 15 Industrial agricultural enterprises.

Possibly site plan and special use permit.

Will discuss Mark's subdivision handout next month, April 9.

Heather Grant moved to adjourn, Mark Vitale seconded at 8:30 p.m. Carried

Respectfully submitted,

Donna K. Falkner, Clerk