

Planning Board Minutes  
May 14, 2013

Present: Dave Russo, Joe Mcllroy, Mark Vitale, Davies Nagel, Heather Grant, Frank Rose Sr.

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

Meeting opened at 7:05 p.m. by Dave Russo

Joe Mcllroy moved to accept the April 9 minutes, Dave Russo seconded, carried.

Zoning, p. 91, section 1101 applies to Bruce Carney's storage facility request.

Bruce Carney

- Would like to construct a self-storage unit at the corner of 20 & 36
- 1<sup>st</sup> site plan would be for 20 – 10 footers. He is working on a set of plans.
- 25 ft. off right of way – 120x60 in corner with a 20 ft. driveway down each side
- He has to check back with the state because it's commercial

Dave Russo - He would need driveways, easements, lighting on building, landscaping on north side between his property and the farm land on the site plan.

Dave Nagel – it fits better in the town plan to have some vegetation – used the example of Van Gelder's garage in Retsof

Joe Mcllroy – a buffer area

Carl Peter - #25 refers back to 520-A1 regarding landscaping

Dave Russo – note landscape on north and west side of property

Joe Mcllroy – note signage and size of and location on building

Heather Grant asked what the height of the building would be.

Bruce Carney said 12-14 feet, similar to Wellmans on Rt. 63 – no outside storage

Mark Vitale – what color and what about utilities?

Bruce – color would be tan/green and just electric – he would like to start mid-July

Carl Peter pointed out section 1103 of zoning for Bruce to look at.

Bruce will have all the information by the next meeting June 11.

Nobles have narrowed the field from 5 to 2 builders – had one set of plans to look at

- 12,000 sq. ft and would like to add another 8000 to the south of the project
- 3 milk truck bays, 2 in and one out
- 2 raw milk silos, 2 cream silos and 2 skim silos
- 1<sup>st</sup> phase is rinsing out trucks – milky water to the digester
- 2<sup>nd</sup> phase – waste water – sanitary stream of other water
- 8,000-10,000 gallons of water used in plant – has to be approved by D.E.C.
- 10 full time employees with supervision 24 hours. Phase 1 has one separator which needs to run 21 hrs./day – discussing adding a 2<sup>nd</sup> separator which would run 10 hrs./day
- Applying for IDA incentive
- Trucks will go around plant counter-clockwise
- 99% sure it will called “Craig Station Creamery” – suggested they check with Steve Gates for the history of Craig Station

Dave Nagel – there has been some concern about noise

Chris Noble – rebuilding the new digester, the engine will be housed within the new building with soundproofing.

John Noble – Digester at Synergy makes no noise and there is no noise with the plant itself.

Need information by May 31 to the County Planning Board for their meeting June 13. We could tentatively schedule a special meeting June 25 with a public hearing July 9.

Fracking – Carl said that the Planning Board should at least read section D of the Fracking conclusions and recommendations to the Town Board by the Steering Committee. Should also coordinate any zoning changes with the fracking. Carl is bothered by 2 items in zoning regarding accessory structures (he suggests take out 144 ft) and take out the line regarding 30%

8:50 p.m – Heather Grant moved to adjourn, Davies Nagel seconded, all in favor, carried.

Respectfully submitted,

Donna K. Falkner, Clerk