

Planning Board Minutes
July 9, 2013

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

Others: Carl Peter, John & Chris Noble (Noblehurst Farms), Jim Campbell, Esq., Dave Deuel, Jerry Deming, Steve Ferry Jr. (STF Construction), Norman Gardner C.P.G. (Clark Patterson) – ngardner@clarkpatterson.com), Steele Fuller

Meeting opened at 7:00 p.m. by Dave Russo

Dave Nagel moved to accept the June 11 minutes, Mark Vitale seconded, carried.

Zoning 1103 & 1104 – Site plan

Steve Ferry (builder for the project)

- ⤴ proposed building site off Craig Road, 4.9 acres
- ⤴ full SEQR, still working on other permits
- ⤴ 12,000 sq. ft. plus or minus – could reach 14,000 depending on equipment layout and size, stretching the building but not near property lines
- ⤴ 60 ft. silos, building height is 31 ft, there will be a guard gate to secure the facility, using existing ditches and tree lines as barriers
- ⤴ 6 spots employee parking
- ⤴ run with 3-4 people per shift (2 shifts)
- ⤴ proposed truck routes for unloading
- ⤴ drainage through storm water pond
- ⤴ steel building with foam panel

Chris Noble – digester generator will be in existing separator barn – this site plan for plant only, does not include digester – 10 truck spots

Steve Ferry

- ⤴ gas lines from the road, electric from road to transformer underground service
- ⤴ leach line near existing driveway separates the two
- ⤴ potable water from private supply
- ⤴ 4 in. (maybe 6 in.) of forced waste to digester (majority of waste water goes to digester)- other goes to separate septic on other side

Jim Campbell and Norman Gardner agreed that the whole project concept has to be looked at for SEQR (including digester)

Chris Noble – but it's two separate projects with two separate owners

John Noble – digester is for the farm with the added benefit of waste from the plant for the digester

Jim Campbell – SEQR doesn't like separate actions in big projects – need to take overall project and anything linked to it to determine the environmental impact.

Chris Noble – forced main to lagoon system, plant will be leased to IDA

Norman Gardner

- Less than an acre more of an issue with stormwater management
- Want to see concept of whole project with digester on it
- Board has to make an environmental determination on whole project
- Planning Board would be the lead agency on the site plan.

Chris stated that the only link between the two was the pipe.

John Noble said they would show where the digester was on the site plan.

Gardner suggested an explanation of what the digester is to make sure the board knows what everything is.

Steve Ferry said the digester is a closed building.

Dave Russo worried about noise level.

Chris Noble said the engine would be within the building.

Jim Campbell – the digester is going to exist and the noise won't be any more or less than the noise from the farm. Defensibility of adding digester and explanation.

Norman Gardner said that the project description needs to include all of the project, although Chris disagreed and said the digester separate from the plant.

Jim Campbell said that once you anticipate the use of the digester for the plant it becomes part of the project.

Gardner – County Planning Board needs the amended SEQR

Ferry – went over preliminary site plan list on p. 92 of zoning and explanation of drawings

Gardner – no wetlands involved

Gardner – needs minor tweaking – needs stormwater prevention plan and SWPPP in final

Campbell – 98% done but a little tweaking of information and may be subject to a public hearing, needs fine tuning

Russo – need special use permit along with site plan

Chris Noble – 2 shifts 24/7

Gardner – identify parking spots including one handicapped, any outdoor dumpsters or storage

Ferry – nothing outside at this point

Gardner – why the long road

Ferry – need to be able to stack 2 at a time, park trailers, future truck parking and turn arounds

Campbell – proposed future expansion would need to see an application to amend site plan and make a determination of further SEQR

Gardner – potential easement required for utility to come to transformer – should be on final site plan – any easement should be shown

Campbell – if need for future storage, would have to come back for amended site plan

Gardner – p 93 #14 – show septic and handling sanitary waste on final plan

Ferry – dry system hydrants (17)

Gardner – fire department should have a say

There is a free standing sign which needs a permit (19)

Gardner – any landscaping s a discretionary decision

Campbell/Gardner – chiller pad moving to west from the east side – could landscape around it then

Ferry – will leave pad on east side where it will not require buffering

Truck scale above ground approximately 16 in on east side. Vitale said there will be an audible system with the scale 320 ft back.

Ferry – lighted system with camera

20-25 good

Gardner – any future building or parking needs to be incorporated in stormwater prevention

Nagel questioned permeable road surfaces.

Gardner – calls for so much packed ground – ground conditions will not allow permeable – have oversized retention pond

SEQR – just add digester – p. 2 amend square footage – p.3, 2 add 5 acres of wheat – fill in both columns

Gardner – if any state or federal money associated, append to application and estimate amount of acreage for digester.

Nagel mentioned that Bidwell Creek flows into Salt Creek and then into the Genesee

Chris Noble – 17a – 3 miles of line that needs to be upgraded at some point

Some corrections suggested on SEQR:

- ⤴ p. 5, B-1a – 6 acres if including digester
- ⤴ B-1g – 16 round trip – John Noble said heavy use from 7-10 am
- ⤴ B-2 – identify how much cut & fill – 8600-9000 yds – Mark Vitale asked if they were bringing in fill to change sub-grade – put it in site plan
- ⤴ pg. 6-16a – solid waste – ok
- ⤴ pg. 7-20 – should be yes

If include all in SEQR review that digester will exist regardless of if plant goes in or not and vice versa.

Joe McIlroy said they could buffer around the building to lower noise if had to

- ⤴ pg. 7-21 – digester self-sufficient and disposal of methane
- ⤴ pg. 7-23 – water from private supply
- ⤴ pg. 8 – 25 – add under site plan approval special use permit
- ⤴ pg. 9 – 3 – Industrial Agricultural Enterprise
- ⤴ pg. 10 – 11 – fire services
- ⤴ pg. 10 -12a – Yes – get a statement from George Worden – at peak 9 trucks/hour, can road handle it

Campbell – 1105A of Zoning – Planning Board needs to determine tonight if there is enough information to approve preliminary site plan.

Nagel – need a SWPPE

Gardner – can approve preliminary site plan with modifications and with submission of SWPPE

Campbell

- ⤴ preliminary and final site plans can be done at the same time after county sends response
- ⤴ special use permit can be done at same time as final site plan
- ⤴ one referral satisfies the county – won't have to submit special use permit to county
- ⤴ 1104 – A1 – Jerry/Dave will check with George Worden

A2 – N/A

A3 – handled in site plan

A4 – Russo thinks scale needs to be landscaped on east side with green and photo

plan of lighting will be provided

A5 – will be done for final

A6-8 – okay

A9 – Lights and noise will be compliant

A10 – okay

A13 – permitted use

July 30 – 7 pm – Public Hearing for Craig Station Creamery

August 13 – 7 pm – Planning Board Meeting

9:55 pm – Mark Vitale moved to adjourn, Joe McIlroy seconded, all in favor, carried.

Respectfully submitted,

Donna K. Falkner, Clerk