

Planning Board Minutes  
July 30, 2013

Present: Dave Russo, Joe McIlroy, Mark Vitale, Heather Grant

Others: Carl Peter, John & Chris Noble (Noblehurst Farms), Jim Campbell, Esq., Dave Deuel, Jerry Deming, Steve Ferry Jr. (SJF Construction), Norman Gardner C.P.G. (Clark Patterson) – ngardner@clarkpatterson.com), Andy Schneider, Norm Gates and attached sheet of attendees.

Public hearing for Noblehurst Farms opened at 7:00 p.m. by Dave Russo

Andy Schneider

- single access off Craig Road to unload milk product
- retention pond
- leach field for restrooms
- divided into whole milk, skim milk, 1% and cream
- steel fabricated building
- look similar to existing barns
- there will be a sign but don't know details yet, may need a variance for

Chris Noble answered the question of why York and why on the farm

- centrally located to member farms
- promote local jobs and tax base
- utilize existing farm infrastructure
- water from Lake Le Roy which we own
- use of digester
- fit in with agricultural landscape
- as regards increased truck traffic George Worden, Highway Superintendent says there will be minimal impact on the roads
- less than 5% increase of traffic on the roads
- there will be vegetation to lower truck noise
- dark sky compliant
- will create 10 jobs in town and provide a tax base
- opportunity for young people to enter food processing business

James Campbell stated that the board would now take public comment each person having 3 minutes and please state your name for the record.

Mitch Cromwell – There will be 16 loads/day right. Will it increase further?

Chris – tanks can hold 60,000 gallons each – 4 tanks

Ted Andrews – How many gallons of water/day and what do you do with the waste?

Andy Schneider - 10,000 gallons/day – 3 wash cycles

- 1<sup>st</sup> wash to digester
- 2<sup>nd</sup> to digester
- 3<sup>rd</sup> will be reused in first wash

William Korth – How many employees and where will the product go?

John Noble – 9-10 employees – million pounds/day

Chris Noble – It's confidential where it is going.

John – It'll be going to where it goes now. It's a green process and customers are anxious for the process to start.

Bob Wilcox – How many trucks? What about the speed limit?

Jerry Deming – Any speed limits have to go through the town board and are not usually given by the state.

Chris – 16 trips a day, not all will be down Craig Road

Bob Wilcox – Is digester going to be going before the plant is in operation?

Steve Ferry – It will be 8 to 10 months for the plant. In a year's time the digester will be up and running, probably months before the plant.

Lee Gratwick – Would like more information on digester. Upset by all the noise from old one. A vegetative barrier is not going to make much of a difference.

John – The original digester was built in 2003 and burned in 2011. The new engine will be within the building eliminating the noise in the new design. There will be a vegetative area along the scales to buffer the truck noise.

Lee – Don't think it's enough.

John – We're interested in doing anything we can to protect the Gratwick and Wilcox property.

Lee – It is going to change the impact on the neighbors.

Kurt Richenberg – Is the digester and plant one project.

Jim Campbell – They are two separate projects but as far as the site plan review and SEQR they will both be included. Whether or not the plant is built, the digester will be built.

Kurt Richenberg – Will there be outside material coming in other than what is generated on the farm?

Chris – We will bring in the same things (melons, etc. from Wegmans) that is being brought in today.

John – We have a digester now that is not producing electric.

Bob Wilcox – Will any animal parts be brought in?

Chris – No

Bob Wilcox – When they first started using the old digester it was noisy and I called at 10 pm because of it, they promptly shut it down and fixed the problem the next day. After it was fixed didn't notice the noise. I'm all for the digester.

Jeff Mulligan from Avon also commented that he would be involved in the process.

Joe McIlroy – Went to Synergy and was impressed by the quiet. The digester was enclosed in the building with door closed and you could talk right outside the building.

Kurt Richenberg – Are there any tax incentives?

Chris – With the county for 10 year period.

Sue Semmel – If the project moves forward could we expect more trucking down the road?

Chris – Not contemplating it being a huge project and increasing truck traffic.

Andy Schneider – Would have to come back to the board for any expansion.

Jim Campbell – There would be another review process before the board for any expansion.

Jeff Mulligan – Already truck traffic from M & T.

Dave Russo – that's in the Town of Covington

John – Most of the trucks will go up Stewart Road to Linwood Road.

Kurt Richenberg – Is there a possibility that the town could do a study on the road pre building the plant.

Norman Gardner – We did do pre surveys – about 5-10% of the road traffic.

Mike Bell, Covington Highway Supervisor – What hours would be involved?

Chris – 24/7 operation – typically morning deliveries

Mike Bell – Would need more snowplowing during winter.

Jerry Deming – Snowplowing would be up to the town and you're going to have to snowplow anyways.

Mike Bell – We aren't around the clock service.

Steele Fuller – You hear jake brakes all the time on Fowlerville Road. Think the town should put up no jake brake signs.

Dave Russo – Agrees – McIlroys have trucks and don't hear them.

Joe McIlroy – common courtesy

Ted Andrews – You call Lake Le Roy a reservoir, do you need a treatment center?

John – Water is used from Lake Le Roy and had to be treated before coming into the farm.

Andy Schneider – Not pasteurizing so no need.

Kurt Richenberg – Is there a SWIPPE

Andy – SWIPPE is prepared

Norman Gardner – Storm water management in effect

George Worden Sr. – Phase 2? – How many phases are there?

Chris – Phase 1 is the milk separation. There's nothing concrete or definite about more phases.

John – Would love to make European cheeses but not going to. Would like to expand in the future which would be brought back to planning board.

Andy Schneider- Did incorporate an area for expansion.

George Worden Sr. – Are you taking milk from any farmer?

Chris – 8 people will be involved in milk and they are confidential. Benefit to town employment.

Norm Gardner – Half of the milk coming in from set known producer. Can have a trainable driver to follow a certain route at a certain speed.

Kurt Richenberg – Are you creating a tax base?

Chris – First 5 years there will be no tax, next 5 years 20%, first full tax year 10.

Kurt Richenberg – There are no grants?

Chris – seeking grants but nothing yet.

Mike Bell – What is the classification?

Dave Russo – Agricultural industrial

Kurt - It says that?

Jim Campbell – read the description out of the Zoning Code. He suggested leaving the public hearing open for written comments until the next meeting and resume process.

7:55 pm – Joe McIlroy closed the public hearing, Mark Vitale seconded, all in favor, carried.

Next Meeting – Tuesday, August 13 at 7 pm

Respectfully submitted

Donna K. Falkner, Clerk