

Planning Board Minutes
December 8, 2015

Present:

PB: Joe McIlroy, Dave Russo, Frank Rose Sr.(1st alternate), Heather Grant, Chris McLouth, Mark Vitale

Others: Carl Peter, Carol Rose, Heather Ferrero, Jim Campbell, Brian Paris (Noblehurst), John & Chris Noble, Rick Henry, Devin Kelly (for McCormick Farms), Mary Jane Schwan, Jeff Mulligan, Norman Gates, Jerry Deming

Heather Ferrero announced two training opportunities coming up:
December 14 – 6:30-8:30 pm at Dansville Town Hall, 14 Clara Barton – SEQR
January 19 – Basic at Sparta Community Center

Chairman McIlroy called the meeting to order at 7 p.m. and led the Pledge of Allegiance.

Mr. Russo moved to approve the November 10, 2015 minutes, Mrs. Grant seconded, Carried, 5-0.

McCormick Subdivision

Mr. McIlroy discussed the McCormick Subdivision of Simpson property. Not really a planning board decision but wanted the board to be informed that the house would be separated from the grain bins and ag land south of Cowan leaving 8.3 acres in agriculture. There is 900 ft. frontage on Cowan. The buildings are in hamlet residential on Rt. 36 with agriculture in the back. Mr. McIlroy stated to Mr. Kelly that any future division on the opposite side of the road would bring in subdivision regulations.

Mr. McIlroy further stated that another parcel (Mary Jane Schwan) on Linwood Road does not have enough acreage. It is non-conforming, does not have 3 acres and 250 ft. frontage, so would require a variance.

Project Gardens Sketch Plan Conference (Noblehurst Phase 2)

Mr. Paris did the presentation of Phase 2

- Phase 1 (Creamery) is running successfully

- 30,000 gallons of wastewater being generated
- 25,000 gallons of potable water comes from Lake Le Roy
- All electricity being generated by Green Energy digester
- 30-35 inbound and outbound trucks per week
- 5-6 days per week, 10 hrs. per day (6-4 pm), 9 employees and one part time

Mr. McIlroy asked if they would need more electricity for the new project. Mr. Chris Noble said they may need more once up and running.

Mr. Paris continued with Phase 2 – cheese processing

- 32,000 sq. ft. behind the current building
- 2 additional stormwater ponds
- Will be moving the waste water facility
- 2 plants will be physically connected by a pipeline bridge but no access from one to the other there.
- Not the final plan

Rationale

- Provide functional outlet for local milk supply
- Balance/complement Craigs Station Creamery
- Incorporate in current facility sever additional/new concepts in dairy food production
- Utilize existing capacity into Retsof treatment plant to process “low BOD (Biological Organism Demand)” wastewater
- Connected to digester

Mr. Henry (town engineer) said that a water line could be run up Craig Road or could go up Linwood to Stewart and benefit the Linwood hamlet who wants water and would also allow Anderson Road to connect. The town would maintain the lines.

Mr. Jack Noble also reminded Mr. Henry that Retsof Sewer customers would benefit from need repairs in that hamlet that they could not afford.

Traffic – Mr. Chris Noble

- Increase of 2-3 outbound trucks

- Total of 8-16 inbound milk trucks per day and 2-12 outbound depending on season
- Approximately 30 full time in addition to the 12 (presently 9)
- Opportunity to expand and economize utility infrastructure
- Substantial long term tax base

Mr. Rose asked when they want to start. Mr. Paris answered in early or mid Spring.

Mrs. Ferrero asked what the product would look like

Mr. Paris replied 40 lb. blocks of cheese. There will be pasteurization and it will be sent out for the final process of packaging and aging (which requires a large footprint).

Mr. John Noble said that there would be very little odor in the pasteurization since it's done in closed vessels.

Mr. Paris asked what is next. Mr. McIlroy said to follow the 29 points on pages 92-93 of our zoning.

Mrs. Ferrero said that December 22 the preliminary site plan due to Zoning Officer. The public hearing needs to be scheduled by December 23 for January 12, 2016.

Submission to the county is by December 29.

Mrs. Grant moved to schedule a public hearing for Project Gardens on January 12, Mr. Russo seconded, all in favor, carried 5-0.

Mr. McIlroy said we would table the review of the zoning regulations.

2016 dates were reviewed and it was decided in September and November we would meet on our regular second Tuesday at the York Fire Hall.

Mr. Rose moved to adjourn the meeting at 8:05 pm, Mr. Vitale seconded, all in favor, carried 5-0.

Respectfully submitted, Donna Falkner