

Planning Board Public Hearing Minutes
January 12, 2016

Present:

PB: Joe McIlroy, David Russo, Heather Grant, David Dermody

Others: Carl Peter, Heather Ferrero, Jim Campbell, Brian Paris (Noblehurst), Chris Noble, Rick Henry, Jerry Deming, David Deuel, Roger McCracken, David Sliker, Dane Anderson (FFA)

Chairman McIlroy opened the public hearing at 7 pm with the Pledge of Allegiance and had the everyone around the table introduce themselves.

Mr. McIlroy then read the public hearing ad for Project Gardens:

**TOWN OF YORK PLANNING BOARD
LEGAL NOTICE OF PUBLIC HEARING**

On Tuesday, January 12, 2016, a planning board hearing will be held at 7 p.m. at the York Town Hall, 2668 Main St., York, N.Y. We will be discussing Project Gardens, Noblehurst Farms Phase 2 – cheese processing. All are welcome to attend. Please call Joe McIlroy, 585-738-3207, if you wish to be on the agenda.

Mr. Paris gave an overview of Project Garden to those present.

Mr. Russo asked if anything had changed since the December meeting and the answer was no.

Mr. Dermody moved to approve the December 8th minutes, Mr. Russo seconded, carried 4-0.

Mr. McIlroy proceeded with going over the Preliminary Site Plan Application as listed on p. 92 of our Zoning and asked for comments if any as he went through each:

- Incorrect address on the map – it should be 1840 Craig Road
- B5 – Where is the overflow of the waste water
- C1 & C4 – Dane Anderson said this talks about storm water retention ponds and bio swales – preliminary plans, wetland delineation has been proposed

- B6 – highest elevation will be 60 ft silos already there with 5 ft of concrete under them
- B8 - Pedestrian access is for employees – no sidewalks along the road
- B9 – dumpsters with lids on far back side near waste water site. Mr. McIlroy said they should be screened if seen from the road either by fence or natural. Mr. Anderson said not a problem. Mr. Anderson explained how solid waste will be connected to the digester
- B12 – Mr. Anderson said there is an easement into Chris Nobles property and would like a proposed easement to one side for city water service. Gas isn't on the 16 acres. Still working with National Grid on power backup.
- B13 – only outdoor storage will be liquid – in the silos
- B15 – wild card yet
- B16 - also a wild card – Mr. Anderson said two options, Lake Le Roy or the town. Mr. McIlroy said we won't be able to finalize SEQR until we know which. Mr. Anderson said they were planning on public water. Mr. Dermody asked where the water would come from? Mr. Deming said Geneseo. Mr. Anderson said there would be a lot of capital spent on the infrastructure on water. Mr. Dermody said this would make DFA a better neighbor
- B18 – Mr. Anderson said the transformer pad (A1) is where electric will enter the site
- B19 – Mr. Anderson said the one sign they have out front works well. If they did decide on a second sign it would be the same size and spot
- B21 – Mr. Anderson said it would be dark sky compliant – LED lighting
- B25 – Mr. Anderson said it would be lawn

Mr. Deming said that from the town board's view it's a great project – brings in many jobs and will get water to residents of Linwood.

Mr. Deuel said that knowing the family for many years sees no problems with it.

7:45 pm – Mr. McIlroy closed the public hearing and we will receive written comments until the next meeting February 9.

Review of Preliminary Site Plan – p. 93

- A6 – Mr. Anderson said we will have answer Thursday when we go to our board and can let Planning Board know

- Mr. Henry said as far as the water it will go up Federal to Linwood to Stewart with the pump station somewhere on Federal
- A8 – 24/7 operation
- A12 – solar panels in creamery for domestic hot water but none in the new plant
- Rick Henry said just stay away from the wetlands
- As far as waste water plant are any other approvals needed from anywhere
- Suggested that the final site plan be approved pending any engineering minor details
- Mr. Anderson said the total land mass we're leasing is 16 acres.
- Mr. Campbell and Mr. Henry said wait until the final to do the SEQR

Mr. Russo moved to accept the preliminary site plan, Mr. Dermody seconded, carried 4-0

Mr. Peter asked if we have to modify the special use permit. Mr. Campbell said yes at the final.

8:15 pm – Mr. Dermody moved to adjourn, Mr. Russo seconded, carried 4-0

Respectfully submitted, Donna Falkner