

Planning Board - October 14, 2019

Meeting called to order at 7:00PM by Chairman Dave Granzin

Present: Dave Granzin, Floyd Hoover, George Dowse, Daniel Hoover, Ellen Campbell

Others: Adam & Ralph Hullings, Nancy & Tom McDaries, Dale Irwin-VP Greenidge, Kevin McAuliffe-Hunt Engineering, Caroline McAllister, Eileen Moreland, Beth Kane, Larry Martin- Councilman Daniel Prusinowski, Dwight James Code Officer

Chairman led the pledge of allegiance.

Motion by George 2nd Daniel to approve minutes of September meeting carried.

Special Use Modification: Adam Hullings would like to construct new building for cold storage of boats & trailers. A modification is needed to his original 2014 special use permit.

Mr. Hullings stated his business has outgrown existing structure and would like to add more storage to his property at 1685 Route 14 Spur.

Dave stated in the Town Comprehensive Plan, it encourages new businesses and the Town appreciates Mr. Hullings business growth. Motion by Dave 2nd Floyd, to recommend approval of the Special Use Modification application to the ZBA, carried by all.

Site Plan Review; Attorney Kevin McAuliffe representing Greenidge Power Plant, presented the revised Data Server storage site plan to the board. Original site plan showed 30 storage containers on site. Concern over noise sent Greenidge back for revision.

Mr. McAuliffe presented 4 container site located on the North side of plant in a fenced area. New design plan in 6 months will address the sound issue for future container placement.

Discussion on Option 3; an immerse cooling system underground.

Noise issue: Daniel Prusinowski of Aurora Acoustical Consultants presented results of noise study.

Noise receptors were placed at community locations, residential locations and near plant boundaries. 11 time periods were studied from information collected by the noise loggers from August 2 to Oct 2, 2019. With the manufactures data and noise study comparison determination was rendered that this project will be in compliance with noise level limits per the Torrey Zoning Law § 98.25c.

Discussion on report, and location of sites that the noise test was performed at.

Discussion on decimals being measures in dB instead of the dBA rating.

Ken Campbell resident on Arrowhead Beach Rd commented on the importance of the dB rating in the Town Zoning Law.

Dave declared the Planning Board as lead agency on the full environmental assessment (State Environmental Quality Review Act or SEQRA) for this application.

Chairman read the list of questions on how this project impacts the environment out loud for the board members decision.

Motion by Daniel 2nd George to accept the completed SEQRA and its findings of a negative declaration that the proposed action will not result in any significant adverse environmental impacts.

By roll call vote, Dave Granzin - Aye, Floyd Hoover- Aye, George Dowse - Aye Daniel Hoover- Aye, Ellen Campbell- Nay
Carried by vote of 4 Ayes 1 Nay.

Motion by George 2nd Dave to approve the 4 container site plan of Greenidge Generation LLC Data Server.

This by Roll call vote:

Dave Granzin - Aye, Floyd Hoover- Aye, George Dowse - Aye Daniel Hoover- Aye, Ellen Campbell- Nay
Carried by vote of 4 Ayes 1 Nay.

Beth Kane a resident on Arrowhead Beach inquired how this project can be located in a critical sensitive area of Keuka Outlet. She requested an environmental impact study of area, and explores the possible impact on the aquatic animals.

Dave stated the long form SEQRA addressed the environment impact. Ms. Kane inquired if water will be needed to cool the fans on the containers.

Mr. McAuliffe replied no water will be used for the data storage site, only electricity.

There being no further discussion,

Dave made a motion to adjourn, 2nd by Daniel and carried at 8:01PM

Next meeting November 18, 2019

Respectfully submitted,

Betty M Daggett- Sec