

## ***Planning Board – September 16, 2019***

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

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

Others: Nancy & Tom McDaries, Dorothy Cooper, Justin Kellogg, -Meaghan Engineering, Dale Irwin, Kevin McAuliffe-Hunt Engineering, Caroline McAllister, Grant & Linda Downs, Eileen Moreland, John Christensen, Dwight James Code Officer

Chairman led the pledge of allegiance.

Motion by George 2<sup>nd</sup> Daniel to approve minutes of August meeting carried.

**Steep Slopes application:** Dorothy Cooper property on Houston Rd. has applied for a Steep Slopes permit for her new single family home. Justin Kellogg PE with Meagher Engineering presented the site plan. Access to property will be a new driveway through a proposed access easement from property to North. A trail leading down to Seneca Lake shoreline was discussed. Members inquired if this is a roadway, Mr. Kellogg stated no, it is a path for bikes and golf carts to access the shoreline.

Discussion on erosion control at this site, geo grid baskets wall will be installed and will promote vegetation growth near lakeside. An existing shed will be removed for the leach field. Mrs. Cooper's site was excavated by previous contractor who stockpiled, these areas are stabilized.

Rick Ayers of Yates County Soil & Water did a site plan visit and sent his findings and determinations for this site to Code Officer.

- Recommends all runoff from this site be managed on this property.
- No retaining wall design were included
- NO information on roof water was included
- No pipe size data was included
- Rock outlet protection was identified on the plan but a rock size was not included.
- Recommend engineer or surveyor set stakes at mean high water and silt fencing placed above that elevation.

Septic system design and distance was discussed. Wastewater treatment done through a modified-raised (2') leach field. Potable water to be drawn from Seneca Lake. Energy will be supplemented by geo thermal systems.

Dave declared the Planning Board lead agency on the short form SEQRA. He read each question. Upon the conclusion, the planning boards finding was a negative declaration, that this proposed action will not result in any significant adverse environmental impacts. Carried by all.

**Motion** by Dave 2<sup>nd</sup> George to approve this steep slopes application contingent on written approval by Yates County Soil & Water and NYS Dept. of Health on septic placement, carried by all.

**Sub Division Application** Richmond Lewis has applied to subdivide his property at 1911 Route 14 Parcel ID # 52.01-1-13. He would like to sell 6.715 acres from original 8.315 parcel to family members to relieve his tax burden.

Motion by Ellen 2<sup>nd</sup> Floyd to approve this sub division, carried by all.

**Area Variance:** Tom McDaries 1249 Arrowhead Beach Rd. appeared before the board with an Area Variance # 19-32. Mr McDaries would like to construct an addition on his home that will not meet the setback requirements for non-conforming lots per Torrey Zoning §98.160C He is retired and relocating here. Presently they have ½ bath, addition would allow for full bath and larger kitchen.

Addition will be 3.3' from side lot line, regulation is 10' Existing front porch will be removed to accommodate new structure. New structure roofline will be in line with existing roof.

Question on septic, Dwight stated the Department of Health has control and approval on septic engineering plans.

Motion by Dave 2<sup>nd</sup> George to recommend approval of this application carried by all

**Site Plan Review:** Kevin McAuliffe, Attorney for Greenidge Power Plan appeared to present Data Server Project Site Plan. The revised site plan project plans are reduction of containers and relocation of site.

Number of containers to be placed reduced from 30 to 16. Relocated to flat area inside fencing, on west side of plant. 12 containers will be placed here and 4 to be placed north side of plant near old transformer field.

Minimal ground disturbance / excavation will be needed; mainly for underground service to each container.

Site lighting is already available at proposed site.

Question how much energy will be drawn from plant by this project, Dale Irwin stated about 25%.

8' tall sound fencing will be installed inside driveway to south.

Mr. McAuliffe presented a sound study report from Aurora Acoustics. The sound study was conducted in three locations. In depth discussion followed on the sound study resulted in more information needed.

**Motion** by Ellen 2<sup>nd</sup> George to table this review to next meeting when more sound information is provided, carried 4-1 Floyd - the dissenting vote.

Grant Downs inquired if the reduction of project will have impact on employment, Dale Irwin state no impact.

Carolyn Poole McAllister inquired what effect on the taxes will this downsize of project have??

The Tax pilot is for sales tax with IDA, not property tax.

With no further business before the board.

Dave made a motion to adjourn, seconded by Ellen, carried at 8:35.

Respectfully submitted

Betty M. Daggett  
Sec.