

Meeting called to order at 7:00M by Chairman George Dowse was held in the Town meeting room at 56 Geneva St, Dresden NY.

Present: George Dowse, Floyd Hoover, Robert Miller, Ellen Campbell

Excused: Michael Warner

Others Present: Dwight James CEO, Matt Hatton, Gary & Judy King, Winton & Abby Buddington, Carolyn McCallister, Jim Smith, Dave Goff, Jeff Conrad, Bob & Jean Constantine

Chairman led the Pledge of Allegiance.

Chairman opened the public hearing on Sub Division application of Gary & Judy King property at 2129 Perry Point Rd .

The Kings would like to subdivide their 200' lakefront lot into two- 100' parcels to sell. One parcel to be 1.76 acres and the other 1.67 acres. Presently this lot has no utilities, and has remained undeveloped since purchased in 2002.

All property owner(s) within 500' of property line of land of this proposed property subdivision were notified by clerk

City Hill Excavation 2183 Rte 14 Penn Yan, NY 14527

Fiona Gibson 2015 Perry Point Rd Penn Yan, NY 14527

Ivan Eberly 2105 Rte 14 Penn Yan, NY 14527

Jeff & Susan Conrad 2103 Pery Point Rd Penn Yan NY 14527

Bob & Jean Constantine 2109 Perry Point Rd Penn Yan, NY 14527

Jim & Audrey Riesenberger 2115 Perry Point Rd Penn Yan NY 14527

Lawrence J Saubermann 6 Wenham Lane Pittsford NY 14534

Michael & Katarzyna Kieli 5030 Groveland Terrace Naples Florida 34119

Reinerus & Barbara Korver 547 W Brook Rd South New Berlin NY 13483

Michael Pichichero 2151 Perry Point Rd Penn Yan, NY 14527

Angela Pichichero 332 Landing Road So Rochester, NY 14610

Christy & David Pichichero 2151 Perry Point Rd Penn Yan, NY 14527

Gary & Judy King 542 Winston Way Berwyn Pennsylvania 19312

Chairman asked Mr. King to present his application. Land purchased in 2002 with idea of building retirement home. Present plans are to build home nearer to his grown children in Pennsylvania. He has tentative buyers for each lot if subdivided.

Bob Constantine concerned on slope of property. New buyers will need to submit a steep slopes plan.

Jean Constantine has no issue with the property sub divided per code, but asked if tentative buyers be made aware of steep slopes law, a law to protect lake and nearby properties.

Gary King stated his relator has been informing potential buyers of the zoning laws especially steep slopes regulations.

Dwight has been receiving phone calls and answering questions from potential buyers regarding this property.

Discussion on development of these lots being developed, As there is very little parking area where will the contractors park equipment, concern with blocking the roadway. Only roadway access for emergency services to this area. Dwight will address this with contractors as they come in for building permits.

No further questions from board or audience, Chairman went on to the regular meeting

Minutes of July were presented, with correction noted Motion by Ellen 2nd Floyd, to approve, carried.

Three applications for tram plans submitted for steep slopes review.

Barbara Williams 1721 Log Cabin Rd. would like to install a 188' tram to the lake on her property. Matt Hatton agent for Finger Lakes Tram presented the application. He explained installation and degree of land disturbance to the bank. No construction equipment is placed on the bank, a gas-powered portable post hole pounder is used to drive the aluminum post into bank.

The carriage will run on a aluminum I beam.

Due to the small soil disturbance the board concurred to exempt this application from the steep slopes law with a motion by Ellen 2nd Bob, carried.

Kathy Krist 1705 Log Cabin Rd would like to install a 58' tram to the lake down her bank. Finger Lakes Tram will do the installation.

Due to the small soil disturbance the board concurred to exempt this application from the steep slopes law with a motion by Floyd 2nd Bob, carried.

David Healy 1709 Log Cabin Rd would like to install a 180' tram to the lake Down his bank. Finger Lakes Tram will do the installment.

Due to the small soil disturbance the board concurred to exempt this application from the steep slopes law with a motion by Bob, 2nd Floyd carried.

Chairman closed the Sub Division hearing at 7:25pm

Sub Division application of Gary & Judy King property at 2129 Perry Point Rd . Motion by Bob 2nd Ellen approving the Sub division of TM # 52.58-1-3 into two parcels, one parcel to be 1.76 acres and the other to be 1.67 acres. **Motion carried by all.**

Greenidge Generations LLC- Acoustical testing. Discussion on sound testing

Carolyn McAllister Charles St asked where would the test sites be? She walks different path every day and has experienced different degrees of sound levels during these walks. Weather, time of year operations and seasons change the sound levels. How is the offsites chosen. She asks what new technology can be used to help mitigate the sound issue.

Dwight state the town has no control if the sound level is under 70db, he has been standing outside at the Greenidge miners storage building and had a normal conversation, the noise minimal, he walked **into** the storage building and the machines were loud.

Question on bit coin miners inside the Greenidge plant??

Dwight replied he has toured the plant several times and yes there are miners inside the plant.

Abi Buddington 80 Charles St shares the same concerns as Mrs. McAllister. There are 30,000 miners along with AC, Fans and turbines causing the noise. The season is important, she feels the study should be conducted in the winter. She has been on the lake and the noise is resounding, continuous ongoing noise. She has concerns for the employees working at the plant. Why does the town allow Greenidge to choose the sound engineer there are other companies available.

Inquired as to how many buildings house miners and location, Dwight stated 2 buildings on northside of plant are operating and the miners inside the plant.

Winton Buddington 80 Charles St inquired as to how the data will be received with Greenidge scheduling the testing. Is there a timeline to be followed. what is the consequences if they do not comply with the testing they agreed to. It took over 3 years to have the fish screen installed. Code Officer stated Greenidge has been cooperative and scheduling testing failure to comply he will withdraw the permit.

Discussion at July meeting on sites of testing, Ellen referred to minutes of 4/19/21 which read *Greenidge attorney Kevin McAuliffe stated Greenidge is amendable to measuring sound beyond its property line into the Village of Dresden, 5 locations at plant property lines and 3 locations within 1/2 mile of plant of Planning Boards choice.*

Discussion on the next sound study.

When challenged on the legitimacy of the Greenidge sound study in the 4/19/21 minutes, Greenidge stated they would support the cost of town chosen sound engineer to perform the operational study.

George has researched sound engineers and contacted for advice. He found no company willing to critique another company's report. Aurora Acoustical is the company that performed the first or base sound study.

Dwight will contact Dale Irwin on an update for scheduling the study.

Cannabis regulations webinar, members attended at Yates County last month. Looking at Part 119 of Municipal Rule

Short term Rental Regulation's Draft- Presented to the Town Board at August meeting. Asked to review and comment back to planning board.

George has not received one comment to date. Garbage should be removed once a week Septic and water were two concerns. All violations will be in writing.

Jim Smith Serenity Rd. spoke on the short-term rental regulations.

Definitions should be looked at.

Concerned on the requirements asked of homeowners.

Concerned on number of occupants, property maintenance code requires 70 sq' per person and 50 sq' for each additional occupant

There being no further discussion,

George adjourned meeting at 8:55 PM