

# Massena Town Planning Board

MASSENA, NEW YORK

## MINUTES FOR REGULAR MAY MEETING

**Date/Time:** May 18 , 2023

**Place:** Town Hall Building  
60 Main Street  
Massena, NY 13662

**Present:** Vance Fluery, David Grant, Jerry Fregoe, Weldon Bogardus

**Absent:** Shawn Burke

### APPROVAL OF MINUTES

*Minutes of Special Meeting April 20<sup>th</sup> 2023:*

The board reviewed the draft meeting minutes of the April 20<sup>h</sup> meeting.

**MOTION** made by Jerry Fregoe to accept and approve the Planning Board Minutes from the previous meeting as presented. Weldon Bogardus seconded the motion. The vote was: YES-4, NO-0 , motion carried at 5:03 PM.

### SitePlan Review #1

**Air Products** - Large Hydrogen producing Facility

Site address:

Pontoon Bridge Road (Tax Map #4.004-1-18 / #4.004-1-19 )

Zoned: I - Industrial

Massena, NY 13662

**Intended use of Land and/or Building:** Air Products wants to build large factory to manufacture Liquid Hydrogen.

- Vance explained the results of the Barton & Loguidice findings. They found no major issues with the C&S assessment of the project. They felt the C&S assessment was thorough and accurate.

**MOTION** made by David Grant to accept the findings from Barton & Loguidice and declare a negative impact status to the Air Products SEQR assessment. Jerry Fregoe seconded the motion. The vote was: YES-4, NO-0 , motion carried at 5:05 PM.

- Vance asked if there had been any changes to the overall site plan that was first presented back in 2022. Eric Kenna concluded that there had been a few tweaks to parking lot areas and building sizes, but very minimal impact.
- David Grant asked Eric Kenna about the vegetation or shrubs along the pontoon Bridge road frontage area. The original power point slides showed a clean front entrance with shrubs. Eric indicated that he would be fine with making site plan approval be conditional based on landscaping changes towards the end of the project. David Grant felt comfortable with that approach.
- David Grant asked about lighting on the entrance intersection. With 10 + trucks per day, there could be some traffic in the evening hours where lighting might be of concern. Eric Kenna stated that Air Products requested at least 1 foot candle at the fence all the way around site. All parking lots and driveways has the same requirement of 1 foot candle. All sidewalks around the buildings have a 5 foot candle requirement. The two gates also have a 5 foot candle requirement specification. David Grant was fine with those lighting standards.
- **MOTION** made by David Grant to accept the site plan for Air Products with a conditional provision that there will be some vegetation along the Pontoon Bridge roadway intersections. Weldon Bogardus seconded the motion. The vote was: YES-4, NO-0 , motion carried at 5:13 PM.
- Eric Kenna asked if the planning board would like C&S Engineering to post the completed SEQR into the environmental database. Vance Fluery stated that “Yes” he would like C&S Engineering to file the SEQR.
- Patrick Facticeau from the Town Board asked Eric Kenna about the old issue of roadway wear and replacement after construction along Pontoon Bridge Road. Eric replied that C&S Engineering would perform a survey of the road and Air Products would provide a bond to repair the road. He suggested that a roadway agreement would be created and used to cover the cost of repairs.
- David Grant asked about the status of the NYPA ISO Interconnection agreement and does Air Products have an agreement yet. Eric replied that no, they are still waiting on that review and they are still waiting on DEC approval of their SPDES permit.
- There was a question from the public about the amount of time the site plan is effective before it expires. Vance Fluery explained that yes there is a 1 year approval time frame. If the NYPA or DEC agreements were not in place within the year, then Air Products would have to return to the Planning Board for addendum.

## SitePlan Review #2

**Amended Site Plan Mall** – Repurpose retail space at Mall into warehouse use and expand the number of docks.

Site address:

6100 St. Lawrence Center (Tax Map #10.001-5-15)

Zoned: Highway Commercial - HC

Massena, NY 13662

**Intended use of Land and/or Building:** The Mall would like to change the purpose of the former Hills end of the mall into warehouse space.

- Brooks Washburn, explained the expansion of adding additional docks along the backside of the building.
- Vance asked Brooks Washburn what are they storing in the warehouse. Brooks replied with “Furniture, mostly furniture”.
- The new site plan includes much more detail of the inside of the building area as well as the new loading docks.
- Patrick Facticeau asked how many employees are currently employed at the warehouse. Brooks was not sure of the exact number but he did comment that there is normally 15+ cars there everyday.
- There was much discussion about the roadway surfaces around the mall, the lack of proper signage and discussion about the amount of truck traffic is no different then when the mall was in operation.
- David Grant made the comment that during the previous review in November 2022, that the topic of parking lot lights was brought up and the Charles representing the mall indicated that the lights were being worked on and they will be back functioning. David indicated that has not been the case and the need for lighting is nor even more important with the increased docks.
- There was discussion about the age of the light poles and associated wiring to the poles. Vance indicated that the lights were overhauled many years ago ,but agreed they need to be addressed again.
- Vance Fluery asked Brooks Washburn how they would recommend going about declaring the correct amount of light. Brooks indicated that they could utilize a foot candle measurement of 1/2 foot candle for parking lots.

- Vance Fluery read the MOU from the St. Lawrence County Planning board. The suggested decision was returned for local action. They had no issues with the site plan.

**MOTION** made by David Grant to accept the site plan to amend the previous site plan to add one additional loading dock in the rear of the building with a conditional expression of having all parking lots associated with the warehouse activity to at least have a ½ foot candle of light. Jerry Fregoe seconded the motion. The vote was: YES- 4, NO-0 , motion carried at 5:37 PM.

### SitePlan Review #3

**MPG Development , LLC . – Erect large billboard signs along Route 37**

Site address:

Mall Road (Tax Map #10.001-5-13.12)

Zoned: Highway Commercial (H-C)

Massena, NY 13662

**Intended use of Land and/or Building:** Installing double sided billboard sign along highway for advertising.

- Vance Fluery read the MOU from the St. Lawrence County Planning board. The suggested decision was returned for local action. They had no issues with the site plan.
- Royal Forgues explained the original location of the sign was between McDonalds and the church. Jim Dauson from St. Lawrence County DOT did not approve that location.
- The new location is East of the Taco Bell restaurant. Jim Dauson from St. Lawrence County DOT okay'd this location, but still needed to be permitted by DOT.
- Royal explained that the sign will be 12' x 24' – 2 sided. The sign will be lit during evening hours with standard spot lights.
- David Grant asked if the signs will be digital or tri-fold. Royal indicate that they will not be digital. They will not be tri-fold.
- **MOTION** made by David Grant, to have the planning board be lead agency for the Short Environmental Assessment form (SEQR) review. Weldon Bogardus seconded the motion. The vote was: YES- 4, NO-0 , motion carried at 5:10 PM.
- **MOTION** made by Jerry Fregoe, to make a negative declaration for the SEQR as presented. Weldon Bogardus seconded the motion. The vote was: YES- 4, NO -0 , motion carried at 5:45 PM.

**MOTION** made by David Grant to accept the site plan for installing a double sided billboard along Highway 37 next to Taco Bell per site plan layout. Weldon Bogardus seconded the motion. The vote was: YES- 4, NO-0 , motion carried at 5:46 PM.

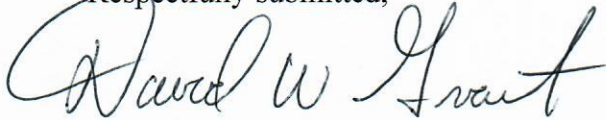
- There was much discussion about future billboard signs and what we should be looking for. We need to be attentive to the density of signs in an area.

### **ADJOURNMENT**

**MOTION** made by David Grant to adjourn the meeting. Jerry Fregoe seconded the motion. The vote was: YES-4, NO-0 and motion carried at 6:40 PM.

The meeting was adjourned at 6:40 pm.

Respectfully submitted,

A handwritten signature in cursive script that reads "David W Grant". The signature is written in black ink and is positioned above the typed name.

David Grant, Secretary