

Massena Town Planning Board

MASSENA, NEW YORK

MINUTES FOR REGULAR MAY MEETING

Date/Time: May 27, 2021

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

Present: Vance Fluery, Scott Rogers, Jerry Fregoe, David Grant

Via- Telephone / Video Conference: Nobody

APPROVAL OF MINUTES

Minutes of Regular Meeting April 15th 2021:

The board reviewed the draft meeting minutes of the April 15th meeting.

MOTION made by Jerry Fregoe to accept and approve the Planning Board Minutes from the previous meeting as presented. Scott Rogers seconded the motion. The vote was: YES-3, NO-0 at 5:01 PM.

SITE PLAN REVIEW

CONFLUENT ENERGIES Inc.

Site address:

45 County Route 42 (Tax Map #10.001-1-34 & 10.001-1-35)
Massena, NY 13662

Intended use of Land and/or Building: To construct and operate a commercial greenhouse.

Discussion/Questions/Concerns:

- Vance Fluery explained that the St. Lawrence County Planning board had approved the site plan with several conditional recommendations.
- Vance explained that John R. MacArthur from Beardsley engineering company had responded with an answer to each of the St. Lawrence County's concerns and that he would read each explanation or answer.

1. The applicant will need a use variance if the Town does not amend its industrial zoning permitted uses.

- a. The town of Massena has revised the zoning law to include greenhouses in the industrial districts.

2. Provide new native vegetation plantings to offset forest removal.

- a. The project will plant new vegetation along Dennison Road to act as a visual screen to the project.

3. Provide additional egress/ingress points to meet NYS Uniform Fire Prevention and Building Code standards.

- a. Once a greenhouse manufacture has been selected to build the building, they will produce final documents compliant with all applicable provisions of the NYS Building Code.
- b. There was discussion with the Town Code Officer (Walt Bean) present in the meeting.
- c. Dave Grant mentioned the concern about having a proper roadway around the building in order for Fire and EMS apparatus to gain access.
- d. Dennis Bunnell, CEO of confluent Energies, Inc took time at this point to provide extensive detail about the operation of the facility.
- e. Dennis shared that during the 1st phase of the project (1 Building) they anticipate producing 15 millions heads of lettuce annually. Their future plan is to have a total of 4 buildings operational.
- f. Code officer brought up the concern about fire hydrants and whether they were needed or not.

4. Submit completed Full Environmental Assessment Form (FEAF).

- a. A full Environmental Assessment form was completed and provided.
- b. David Grant asked about a contingency plan for overflowing the planned storage pond. Is there plan to divert excess water to the roadway swails or would it go to the Septic system.
- c. Dennis replied that excess water would go to the Arconic Sewer system.
- d. Jerry Fregoe asked about the ability to divert storm water directly to sewer system and bypass holding pond.
- e. Walt mentioned the possible need to review their storm water collection system design with St. Lawrence County DEC. Dennis indicated that a DEC rep is assigned to this project.

- 5. Ensure access road and parking area meet Town regulations.**
 - a. CEI will provide final construction documents to the Massena Building Department for review for a building permit with layout and details of parking access that will meet Towns regulation.
 - b. There was discussion with Walt Bean about parking lot spaces and the number of employees.

- 6. Coordinate curb cut for access road with Town Highway Dept.**
 - a. CEI will provide final construction documents to the Massena Building Department for review for a building permit with layout and details of entrance drive on to Dennison Road.

- 7. Submit sign plan if applicable.**
 - a. Dennis indicated that there are no plans for a large sign to promote retail customers. The only sign that would be installed is one for direction and location of the building.
 - b. The site plan documents show the location and details of the proposed facility sign that are compliant with Town's Sign Regulations.
 - c. Vance indicated that if a large sign was needed, then CEI would have to come back to planning board for a sign approval site plan.

- 8. Submit light plan to address artificial lighting.**
 - a. Dennis indicated that all the different turnkey contractors have included shading for the windows to control light escaping from building.
 - b. The shades will provide 99% blockage along the walls and 70% - 90% leaving the roof of the greenhouse.
 - c. Dave Grant asked if the shades would be automated based on time and environmental conditions and Dennis replied yes they will be controlled.
 - d. Scott Rogers asked how bright will the artificial lights be at night. Dennis indicated they will be very bright. He also indicated that the plants need at least minimum of 4 hours of darkness or they will get Tip Burn and leaves turn brown along edges.

- 9. Submit wastewater management plan.**
 - a. CEI will submit a wastewater management plan to the Town of Massena Building Code Official prior to or with building permit application.
 - b. Jerry Fregoe asked about process water from the operation and how would it be handled. Dennis indicated that there would be very little process water.

- Scott Rogers asked the question about the amount of sound they expect from the greenhouse. Dennis said there would not be any large noise generators.

MOTION made by Scott Rogers to accept the site plan for the Confluent Energies Inc. Greenhouse with conditional approval that CEI addresses and complies with all St. Lawrence County concerns mentioned above, David Grant seconded the motion.

Jerry Fregoe recused himself from the vote due to potential conflict with Arconic.

The vote was: YES-3, NO-0, Abstained -1 at 5:50PM.

Dave Grant asked Dennis the question, "Do you have any plans of switching direction of the type of crop you will be growing from Lettuce to Cannabis.

Dennis replied with "absolutely not". The focus is on different types of lettuce.

Vance Fluery asked if there were any plans to team up with a crypto currency mining facility to use their discharged heat and Dennis indicated they would be open to teaming with some facility for heat, but they have no immediate plans to do so.

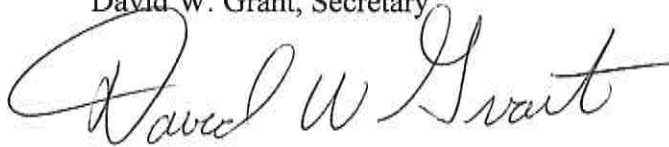
ADJOURNMENT

MOTION made by David Grant to adjourn the meeting, Scott Rogers seconded the motion. The vote was: YES-4, NO-0 at 5:54 PM.

The meeting was adjourned at 5:54pm.

Respectfully submitted,

David W. Grant, Secretary

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