

Massena Town Planning Board

MASSENA, NEW YORK

MINUTES FOR REGULAR AUGUST MEETING

Date/Time: August 15 , 2023

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

Present: Vance Fluery, David Grant, Jerry Fregoe

Absent: Shawn Burke, Weldon Bogardus

APPROVAL OF MINUTES

Minutes of Regular Meeting June 15th 2023:

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

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

SitePlan Review #1

Skunk Workz 420 - Glass Smoking Devices, craft item retail

Site address:

2227 State Highway 420 (Tax Map #16.036-1-29.11)

Zoned: NC Neighborhood - Commercial

Massena, NY 13662

Intended use of Land and/or Building: It is their plan to sell glass smoking devices, and also make craft items like tumblers, and stickers, etc.

- Vance asked owner to explain the project and site plan.
- William Delfosse explained that he would be selling glass works and pipes for cannabis use out of his garage.

- Vance asked if he will be fabricating / manufacturing the items or will he be buying them from a wholesaler and reselling.

- William Delfosse explained that he would be buying items from a wholesaler. Most items would be delivered to his store through the United States Postal Service.
- David Grant asked what the hours of operation would be of the store.
- William Delfosse explained that he and his wife work full time and they would have the garage/business open from 4:00pm till 9:00pm on weekdays and from 12:00pm – 8:00pm on weekends.
- David Grant brought up the issue of lighting for retail customers and William explained that there is a large barn dust-dawn light on the front of the garage/retail building. William felt the light was adequate and lit the whole driveway.
- William Delfosse explained that he had submitted a plan for a business sign out at the road area but explained that he was turned down because it did not meet the 25’ setback code. He explained that he has a special permit from James C. to mount the sign on the front of his porch. The sign plan that was submitted can be removed from the overall site plan.
- Vance F. asked if the sign will be illuminated with distracting displays or such. William said no fancy sign with no illumination.
- David Grant asked William if he had any plans to sell any cannabis products from this retail building. He replied “NO” , David then asked if he has any plans of selling cannabis in the future from this retail location. He replied “NO”
- David Grant asked about St. Lawrence County recommendations. Vance replied that the only comments were about the sign and since the sign is already addressed separately then no issue from the county.

MOTION made by David Grant to accept the site plan for the Skunk Workz 420 retail store being run out of his garage, minus the submitted plan for a roadway sign. Jerry Fregoe seconded the motion. The vote was: YES-3, NO-0 , motion carried at 5:06 PM.

SitePlan Review #2

American Property’s LLC. – Billboard sign on State Highway 37

Site address:

State Highway 37 (Tax Map #10.002-7-25)

Zoned: Highway Commercial - HC

Massena, NY 13662

Intended use of Land and/or Building: The owner would like to install a double sided – double wide billboard sign along SH 37 in front of the St. Lawrence Centre Mall.

- Brian Hardie is representing American Property Rentals .
- Brian explained that they want to install a double sided, double wide billboard sign along SH 37 past the mall towards the Mohawk reservation. The structure would hold a qty(4) advertisers signs.
- There are existing single wide billboard signs along that section and NYS requires 500' gaps between signs.
- Brian indicated that the sign would not be lit.
- Vance F asked about the size of the sign. The site plan states the sign is 17' x 50' which is 850 sqft. Brian was unsure of the size, since he claimed that he did not have his paperwork with him.
- Vance explained that the St. Lawrence County planning board referred to the town code that limits the size of the billboard signs. The limit is 300 sqft. The proposed sign area is 850 sqft.
- Vance also reviewed the 2nd comment from the County Planning board referring to the placement of the structure too close to a residential zoned area and there would need to be a variance made for this special case.
- There was lots of discussion about the size of the structure, but the bottom line is that it is much larger than what is permitted.
- Brian indicated that he would come back at the next meeting better prepared with sign dimensions and will investigate the RA zone variance needed.
- This site plan review was tabled until next meeting.

Preliminary Site Plan Review #3

Roosevelt Solar Project – Emeren US LLC - Solar Farm.

Site address:

530 532 Roosevelt Road (Tax Map #6.004-1-9.1)

Zoned: Industrial

Massena, NY 13662

Intended use of Land and/or Building: Install a 19.9 MW Solar Farm on property.

- This property is owned by Guilford White and is the same location as the Soyway Soybean Processing site plan back in 2020.

- Brad Davis was present at the meeting.. He is with Emeren and was presenting information.
- Vance explained to Brad that the information was not delivered to the planning board members to review since the file size was so large and was tagged for only one person to access it electronically. Vance asked if Brad had a paper copy with him and the reply was “NO”
- Vance F. asked what the property size was. Brad replied with 165 acres. The limit of disturbance would be 97-98 acres.
- Vance F. asked who the utility company would be that they would be connecting to. Brad indicated that the utility was National Grid.
- Vance F. asked about how the property was going to be decommissioned at the end of life of the project. Brad explained that he understands that the Town of Massena is interested in having a bond setup at a certain cost per megawatt to handle the site at the end of project. They would work with the Town on the exact amount. This question or concern was also brought up by Patrick Facticeau later in the meeting
- Vance F. asked if they would be leasing the property. Brad indicated that yes, they would be leasing the property for 25 years with options for Qty(3)- 5 year options.
- Vance F. asked if there would be battery storage onsite. Brad indicated that yes, they have a proposed 2 MW battery storage onsite and it is still being worked out with National Grid.
- David Grant asked about the details of the interconnect agreements. Dave asked if they have a NYISO agreement . Brad replied “YES” . Dave then asked if they have a written agreement with National Grid and Brad replied “YES” to that as well.
 - a) **The next day Dave Grant checked the NYISO queue and EMEREN in-service date is scheduled for 12/25. There is no agreement as of yet with NYISO.**
- David Grant asked if there were any plans yet on how they were going to install or house the battery banks on the site. Would they be placed in shipping containers? Brad indicated that there are known problems with mounting them in shipping containers. He felt that it is not an ideal method and they would NOT contemplate using that method.
- David Grant asked if he was aware of the recent fire in the town of Lyme in Jefferson County. He said he was made aware of it, but did not know any details. He did mention that fires in battery banks is a common problem.
- There was a lot of discussion about training and taking proper measures to handle fire risks in battery banks.
- There was lots of discussion about the wetlands on the property.

- David Grant asked if these panels would be solar tracking and move. Brad replied that yes, they would be a single axis tracking.
- Vance explained to Brad that the project scale is big enough that it would require a review by a third party independent company and would be managed by our local legal counsel, Eric Gustafson. Brad indicated that would not be a problem.
- David Grant asked if the site roadways would be kept gravel or asphalt. Brad replied that they would remain gravel.
- There was discussion on if the site would have buildings or people onsite. Brad indicated that there would not be any buildings and would be monitored remotely.
- There was much more discussion about batteries and the environmental impacts of handling a fire if one occurs.
- Brad indicated that they have completed a full SEQR assessment and will forward it to us and Eric G.

No action taken on preliminary site plan review.

ADJOURNMENT

MOTION made by David Grant to adjourn the meeting. Jerry Fregoe seconded the motion. The vote was: YES-3, NO-0 and motion carried at 6:08 PM.

The meeting was adjourned at 6:09 pm.

Respectfully submitted,

David Grant, Secretary

