

Massena Town Planning Board

MASSENA, NEW YORK

MINUTES FOR REGULAR OCTOBER MEETING

Date/Time: October 21, 2021

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

Present: Vance Fluery, Jerry Fregoe, David Grant, Shawn Burke

APPROVAL OF MINUTES

Minutes of Regular Meeting August 19th 2021:

The board reviewed the draft meeting minutes of the August 19th meeting prepared by Jerry Fregoe in Dave Grant's absence..

MOTION made by Dave Grant to accept and approve the Planning Board Minutes from the previous meeting as presented. Jerry Fregoe seconded the motion. The vote was: YES-4, 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.

- Vance explained how the board's attempts to approve this SEQR have missed a few details along the way. Vance help the board understand the requirements of the full SEQR assessment form.

- The board reviewed Part 1, there was discussion on a few items. Vance asked if there were any questions or problems with part 1. There was no response. The board has no issues with Part 1 of the SEQR Full Assessment form.
- The board reviewed Part 2, there was very little discussion on part 2. Vance asked if there were any questions or problems with part 2. There was no response. The board has no issues with Part 2 of the SEQR Full Assessment form.
- Vance explained that if the board felt there were no negative impacts from the project then he would be filling out Part 3 of the Full Assessment form with a negative declaration.

MOTION made by Dave Grant to make a negative declaration of the full environmental assessment form for the Confluent Energies Inc. Greenhouse Project. Shawn Burke seconded the motion. The vote was: YES-4, NO-0 at 5:21 PM.

- Vance signed part 3 of the form.
- David Grant, Secretary of planning board, indicated that he would create an entry into the New York State Department of Environmental Conservation, Environmental Notice Bulletin (ENB) as soon as possible.

Moratorium on Cryptocurrency Mining Update

- Vance explained to the board that there are currently two moratoriums on cryptocurrency mining in the town of Massena. The two types are;
 1. Town of Massena Electric Department (MED) has a moratorium on new electrical services to any cryptocurrency mining operations in the Town of Massena.
 2. There is also a moratorium set in place by the Town board of the Town of Massena from a resolution approved at the August 4, 2021 Town Board meeting. This moratorium shall expire on the 30th day of November 2021.
- Vance explained that the new owner of the former BeekHoo Enterprise location at 527 CR 42, Massena NY 13662 was inquiring about demoing the existing building structure and erect new shipping container arrangement for additional cryptocurrency mining.
- Vance had been working with Haas Fayad on whether or not the new developer needs to bring a siteplan to the Town of Massena Planning board again. Vance clearly explained that Yes, there would need to be a new review since they are changing many aspects of the original approval.
- No activity was voted upon for the new developer of the property.

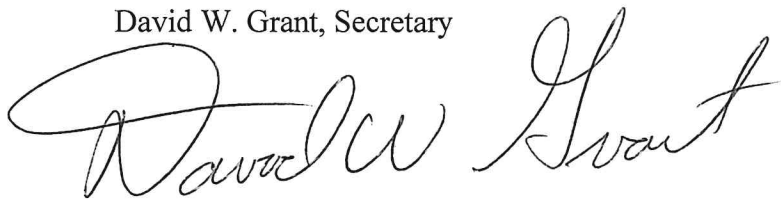
ADJOURNMENT

MOTION made by Dave Grant to adjourn the meeting, Jerry Fregoe seconded the motion. The vote was: YES-4, NO-0 at 5:52 PM.

The meeting was adjourned at 5:52pm.

Respectfully submitted,

David W. Grant, Secretary


App'd 11/18/21