

Massena Town Planning Board

MASSENA, NEW YORK

MINUTES FOR Rescheduled February MEETING

Date/Time: March 07, 2023

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

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

Absent: Shawn Burke

PUBLIC HEARING #1

The public forum for the Linda Dishaw Subdivision opened at 5:00 PM.

Preliminary & Final Plat Hearing- Linda Dishaw Subdivision -

Site address:

172 State Highway 37C
Massena, NY 13662

Vance Fluery asked for any comments or question from the public.
- No comments or questions

Vance Fluery closed the Preliminary & Final Plat hearing at 5:01 pm

PUBLIC HEARING #2

The public forum for the Guilford White Subdivision Preliminary Plat opened at 5:01 PM.

Preliminary & Final Plat Hearing- Guilford White Subdivision -

Site address:

508 Roosevelt Road
Massena, NY 13662

Vance Fluery asked for any comments or question from the public.
- No comments or questions

Vance Fluery closed the Preliminary & Final Plat hearing at 5:03 pm

APPROVAL OF MINUTES

Minutes of Regular Meeting November 17th 2022:

The board reviewed the draft meeting minutes of the November 17th 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 5:04 PM.

SitePlan Review #1

Dishaw Subdivision – Subdivide a parcel of land.

Site address:

172 SH 37C (Tax Map #10.008-4-21.1)

Zoned: Residential- Agriculture (RA)

Massena, NY 13662

Intended use of Land and/or Building: Applicant wants to split a parcel of land. No declaration was stated on purpose of division.

Vance explained the subdivision request.

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 5:05 PM.

Vance asked if there was any other discussion needed.

MOTION made by David Grant, to accept the subdivision site plan as presented. Jerry Fregoe seconded the motion. The vote was: YES- 4, NO-0 , motion carried at 5:06 PM.

SitePlan Review #2

White Subdivision – Subdivide a parcel of land.

Site address:

508 Roosevelt Road (Tax Map #6.004-1-9.1)

Zoned: Industrial

Massena, NY 13662

Intended use of Land and/or Building: Applicant wants to split a parcel of land. No declaration was stated on purpose of division.

Vance explained the subdivision request.

MOTION made by David Grant, to have the planning board be lead agency for the Short Environmental Assessment form (SEQR) review. Jerry Fregoe seconded the motion. The vote was: YES- 4, NO-0 , motion carried at 5:07 PM.

- Vance explained some of the details of the split.
- Board talked about roadway footage, being acceptable
- Board talked about access to each new parcel and felt it was acceptable.

MOTION made by David Grant, to accept the subdivision site plan as presented. Weldon Bogardus seconded the motion. The vote was: YES- 4, NO-0 , motion carried at 5:09 PM.

SitePlan Review #3

MPG Development , LLC . – Erect large billboard signs along SH 420

Site address:

SH 420 (Tax Map #16.002-3-68.2)

Zoned: Neighborhood Commercial (N-C)

Massena, NY 13662

Intended use of Land and/or Building: Installing large billboard sign (2 signs on each side x 2 sides) along highway for advertising.

- Vance explained that this site plan also had a Short form SEQR associated with it.

MOTION made by Jerry Fregoe, to have the planning board be lead agency for the Short Environmental Assessment form (SEQR) review. David Grant seconded the motion. The vote was: YES- 4, NO-0 , motion carried at 5:10 PM.

- Dave Grant asked the applicant to confirm the location the billboard sign to be located on SH 420. Royal Forgues confirmed.
- Dave Grant confirmed with applicant that the billboard sign would not be a LED smart sign. Royal confirmed that these will not be LED signs, but they will be illuminated with LED spot lights. Each billboard will have two spot lights for a total of 8 spot lights.
- Vance asked about the size of the sign. The application would indicate that the sign is 480 sqft. Royal Forgues explained that the 480 sqft was the amount of land or the footprint of the billboard structure. He confirmed that signs will be only 288 sqft each.
- Vance explained that the St. Lawrence County planning board had sent back comments on the site plan and was concerned about the 480 sqft measurement being the size of the sign themselves. Royal explained the 480sqft already.
- Jerry Fregoe asked if this sign would be a billboard where the face dynamically changes. Royal Forgues explained that the billboards are static and will not change. These are not Tri-Vision nor Digital type signs.

MOTION made by David Grant to accept the site plan for MPG Development

billboard signs. Jerry Fregoe seconded the motion. The vote was: YES- 4, NO-0 , Motion carried at 5:12 PM.

SitePlan Review #4

Craig Chevalier Site Plan – Chicken Coop – Non-Agricultural keeping of animals

Site address:

623 County Route 42 (Tax Map #5.080-2-7)

Zoned: Residential- Agriculture (RA)

Massena, NY 13662

Intended use of Land and/or Building: To allow non-agricultural keeping of livestock (goats) and fowl (chickens/hens) on his property.

- Dave Grant asked Craig Chevalier to explain to the board his request and explain the situation. Craig Chevalier, the applicant stated that he is looking to house 6 chickens on his property.
- Dave Grant asked Craig to clarify the location of the chicken coop on the satellite view, Dave presented . Craig Explained the location was on the backside of his garage.
- Dave asked if there are any close neighbors to his property and he explained that where the livestock would be housed is not close to his neighbors.

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 5:14 PM.

- Vance asked if there was any other discussion needed.
- Patrick Facticeau asked for the location of the property. Craig stated the location was 623 County Road 42, Massena Center Road.

MOTION made by Jerry Fregoe to accept the site plan for Craig Chevalier Chicken Coop request. David Grant seconded the motion. The vote was: YES- 4, NO-0 , Motion carried at 5:15 PM.

SitePlan Review #

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 Asked Air products to proceed with their presentation.
 - * The entire power point presentation is included at the end of these minutes.
- **First** speaker was Kevin McAuliffe – Attorney with Barclay Damon LLP in Syracuse.
- Air Products is looking for site plan approval of the entire project, but the first step that must be taken is properly handling the Environmental Assessment form (SEQR).
- Barclay Damon group is looking for the Town Of Massena Planning Board to designate themselves as the lead agency and to authorize Barclay Damon to send the requisite notices to the involved parties to start the 30 day process. This will ensure all other parties don't object to the Town of Massena planning board functioning as lead agency.
 - Vance asked for clarification on Lead Agency Designation. Vance Asked about who will handle the process of sending the appropriate letters to the other parties.
 - Kevin McAuliffe indicated that Barclay Damon would draft the appropriate letters and look for Planning Board to sign them and Kevin's group would track each letter and track the 30 day process for each party.
 - Eric Gustafson, attorney for Town Of Massena Govt, indicated that he would help coordinate the actions with Barclay to ensure a smooth process.
- **Second** speaker was Fred Schneider – North Region Line Manager, Air products.
 - Fred spoke to topics including Air Products overview, Hydrogen basics, Safety Culture, and Safety Features that are designed into the project. (see full presentation for more detail)
 - Air products was founded in 1940, founded in Michigan, but located now in Allentown Pennsylvania.
 - Hydrogen is the most abundant element in the universe, and when burned there are no CO2 emissions. The gas is very light and rises quickly as a gas. As a liquid, it only weighs 0.6 lbs/ gal vs. 8.3 lbs/gal.
 - Since they have been in business for 60+ years and never sold, all of their safety principles and methods have never been loss, but continue to improve. Many safety features are designed into not only the plant/building but the fleet transportation system as well.
 - Vance Fluery asked about Tractor Trailer truck safety. He referenced a current accident down in Virginia with a tanker truck exploding and burning two house. Vance asked how do their shipping fleet trucks differ than a standard oil tanker truck.
 - Fred stated that their tankers are holding liquid hydrogen at -423°F. Inorder to hold that temperature, their tanks are double lined. The inner tank is where Hydrogen is

stored and then insulation around that tank with an outside tank shell that protects everything. They have had gas leaks from trucks, but never a liquid leak from a inner vessel.

- Fred stated that Air Products does have Emergency vehicle response team scattered across the country with the closest being located in Glenmont New York, but they would eventually have one stationed here in Massena. The team consist of a trailer with all the appropriate equipment to handle a vehicle emergency. Fred also stated that their team will act as an advisor group at an emergency scene and allow the local EMS folks to handle the scene.
- Air Products would do annual training with local EMS groups on proper handling of an emergency scene involving their products.
- David Grant asked for clarification for if an accident was to occur in the Town of Massena, will there be trained Air Products emergency response team available to report to the scene immediately. Fred stated “YES” , we will have a local team that would respond immediately.
- **Third** speaker was Raj Katamreddy – Senior Business Development Manager, Air products.
- Raj spoke to the current business use of Hydrogen. The two main uses of hydrogen gas is to burn it inside a combustion engine or use it in a chemical fuel cell to develop electricity. He spoke to
- Raj also spoke on the topic type of Hydrogen. Gray Hydrogen is created from hydrocarbons. Blue Hydrogen is also created from hydrocarbons with CCS, but Green hydrogen is created from Wind, Solar & Hydropower electricity in a process called electrolysis.
- During the electrolysis process, hydrogen is split from standard water and oxygen is also created. The plan at this point is to release the byproduct, oxygen to the atmosphere. Raj said that maybe in the future, they may try to market “GREEN” Oxygen for the industry.

- The plan is produce 35 MT/Day of liquid Hydrogen. Which equates to 10 tanker tractor trailers per day.
- Target for start of production of liquid hydrogen is 2026/27
- Jerry Fregoe asked about bulk storage tanks and do they fall under the same regulatory guidelines that petroleum tanks fall under. It was answered with a response that if there is over a 1000 pounds of hydrogen on facility they must report it to EPA and follow OSHA PSN regulations.
- **Fourth** speaker was Jonathan Traynor – Senior Project Manager, Air products.
- Jonathan spoke to the layout of the proposed site location. The location of the project is off of the Pontoon Bridge Road near the route 131 intersection.
- A question from the public audience was concerning the actual purchase status from Tony Zappia. Jonathan stated that it is under a purchase agreement pending planning board / SEQR approval.
- Jonathan explained which each building main function is and the location of the buildings on the site. See map layout in the presentation at the end.
- David Grant asked about where the water is coming from for operation of the site. Eric Kenna from C&S Engineers explained that Air Products will be tapping off the 24” raw water intake pipe from the river inlet structure that feeds the municipal treatment building. There is a tentative agreement with the village to use this 24” intake line.
- Eric Kenna stated that they will be working with the village DPW on flow testing the existing 24” to ensure proper flow rates and to test the integrity of the line. Air products stated that they will also be coordinating with the village DPW to clean the 24” line come spring time.
- Currently the 24” intake pipe is permitted for 5 million gallons per day. Eric stated that the village has never used more than 1.9 million gallons per day. Air products plans to use 1.0 millions gallons of water and if future expansion was to occur it would double to 2.0 millions gallons per day. So total would still be under the 5 Mil per day permit.
- Jerry Fregoe asked if they will have any onsite storage tanks for water. Jonathan stated that they will have a 500,00 gallons onsite tank. 300,000 gallons will be reserved for fire protection and the remaining is for the plant operations.
- Jerry Fregoe asked if the process is easy to shutdown if there was a water emergency issue, and Jonathan stated that they would shutdown operations easily and quickly to stop manufacturing of Hydrogen.
- Jonathan stated that during construction there could be upwards of 350 crafts people needed. Most will be out of town people since there is just not enough local craft to fill all those positions. Air Products will be working with the community to look for assistance in housing and accommodating increased traffic into the restaurants and local businesses.

- Patrick Facticeau asked the question about the number of full-time jobs that would be needed once construction is complete and full production goals are met. Jonathan replied with 90 full time jobs by 3rd quarter of 2026.
- **Fifth / final** speaker was Eric Kenna – Department Manager, C&S Engineers Inc.
- Eric explained that they will be assisting in the SEQR process with involved agencies and the response timeline.
- Eric explained that they had submitted a 239M referral to St. Lawrence County for review. Vance Fluery had the counties comments and read them aloud.
 - o They were concerned about the 600,000 process waste water that was mentioned in the SEQR. They wanted to know where it will be treated and discharged.
- Eric also mentioned the need to do a lot line adjustment and convert tax map parcel 18 & 19 and combine them back to one parcel.
- Eric mentioned the need for a SPDES permit to discharge water to the power canal. They are working with NYS DEC on this permit. The 1st phase of the facility will only need to discharge 300,000 gallons per day, but they are getting approval for 600,000 in case they want to expand the operation in the future. Air products will not be adding anything to the water so the water returning to the river will be the same water but heated to a temperature agreed upon by DEC.
- There were many other permits and plans that are being developed to meet all agency requirements.
- Eric mentioned that Air Products will also be using municipal water for bathrooms and potable water uses and they will have their own NYS DEC approved sanitary septic system onsite.
- Eric mentioned that all truck traffic with hydrogen product leaving the site will travel North down Pontoon bridge road and connect to Route 131. They have performed a traffic study for the area and there will be no significant problems with traffic leaving the site.
- Patrick Facticeau asked about truck traffic damaging the roads both during construction and once construction is complete, how will the 10 trucks per day effect our local roads. Jonathan stated that Air products does not have any plans or needs to obtain any overweight permits. Kevin stated that they would entertain entering into an agreement with the town to have roads inspected by both parties prior to construction, then perform an inspection after construction and that Air Products would fix any damage that had occurred.
- Dave Grant asked about to state of the electrical connection for energy. Would power be supplied via Alcoa transmissions lines or is there plans to make a direct connect to NYPA owned transmission lines. Also what is the status of the ISO interconnect study? Jonathan stated that they plan to tap directly onto the 345 line and a substation will be

designed, constructed and brought online, and then managed and operated by NYPA. Patricia Wilson from NYPA answered the question about the ISO study by making the statement that it is still in process. An agreement has not been reached yet.

- Jonathan also mentioned that they will be utilizing Massena Electric power during construction phase.

MOTION made by David Grant to declare it's intention function as the lead agency for the SEQR review and authorize the issuance of letters to the involved agencies with coordination with Eric Gustafson. Jerry Fregoe seconded the motion. The vote was: YES- X, NO-X at 6:40PM.

ADJOURNMENT

MOTION made by Jerry Fregoe to adjourn the meeting. Weldon Bogardos seconded the motion. The vote was: YES-4, NO-0 and motion carried at 6:42 PM.

The meeting was adjourned at 6:42 pm.

Respectfully submitted,

David W. Grant, Secretary