

Massena Town Planning Board

MASSENA, NEW YORK

MINUTES FOR REGULAR APRIL MEETING

Date/Time: April 20, 2023

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

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

Absent:

APPROVAL OF MINUTES

Minutes of Special Meeting March 07th 2023:

The board reviewed the draft meeting minutes of the March 7th meeting.

MOTION made by Jerry Fregoe to accept and approve the Planning Board Minutes from the previous meeting as presented. Shawn Burke seconded the motion. The vote was: YES-5, 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 asked if there were any responses or challenges back from the various agencies that were sent letters. Eric Kenna from C&S Engineers replied that they had provided the responses and no one had challenged the proposed lead agency being Town of Massena Planning Board.

- Vance asked for a motion that the Town of Massena Planning board would take the position of Lead agency when reviewing the NYS SEQR review.

MOTION made by Shawn Burke to declare the Town of Massena Planning board to take the function as the lead agency for the SEQR review. Jerry Fregoe seconded the motion. The vote was: YES- 5, NO-0 at 5:10PM.

- Vance indicated that C&S Engineering had provided a completed SEQR report on April 19th 2023 and then was transmitted to the planning board members. Vance explained that the committee has less than 24 hours to read the lengthy document and comprehend it.
- There was discussion on how a normal smaller project would go through the motions of the board reviewing all of the sections of the SEQR and possibly making a negative declaration of environmental impacts. Eric Gustafson suggested that the board could not possibly review and digest all of the material needed to make such a declaration without some additional time.
- There was then discussion about the board's ability to request an independent company to review the provided information and make a recommendation to the planning board.
- David Grant suggested that the board seek out a third party company to review the SEQR information AND have C&S Engineering to go through each line item and explain how they arrived at the responses they provided.
- Kevin M. from Barclay Dameon and Eric Kenna from C&S Engineering went through each line item of the SEQR and provided backup information on how they derived the response they provided for each section of the Part 2 SEQR. This was a lengthy review and I have omitted all of the review due to the overwhelming amount of discussion.
- During the review, there were no significant confrontation or disagreements on sections. There was constructive discussion, but no major disagreement voiced from the board members.
- Eric Kenna concluded the review with a statement that C&S Engineering would be comfortable sharing the information they had generated to the third party company of our choice. Once the board has identified the third party company, we could pass the contact information and email addresses along to C&S and Eric will take care of sharing. The board thanked him for that.

MOTION made by David Grant to refer the SEQR assessment to the engineering firm, Barton & Loguidice. Jerry Fregoe seconded the motion. The vote was: YES- 5, NO-0 at 6:05PM.

SitePlan Review #2

Kayla Lalonde Non-ag Livestock – Keeping of livestock on property.

Site address:

327 Roosevelt Road (Tax Map #6.003-1-12)

Zoned: Residential- Agriculture (RA)

Massena, NY 13662

Intended use of Land and/or Building: Applicant wants to keep a pony on the property as a pet.

- Vance asked Kayla Lalonde to explain the site plan. Kayla explained that the total area is less than an acre, but the animal would not be present all the time.
- Vance explained and read the section of the code book that refers to the keeping on livestock animals for Non-agricultural use.
- Weldon Bogardus asked Kayla if there would be a new fence installed and she replied, that she will only be repairing the existing fence that once contained the same animal.

MOTION made by David Grant to accept the site plan for keeping livestock for personal, non-agriculture use request as presented. Jerry Fregoe seconded the motion. The vote was: YES- 5, NO-0 , motion carried at 6:13 PM.

NEW BUSINESS

- Vance mentioned that on the previous site plan review, Air Products, that C&S Engineering had signed a development agreement form. This agreement allows any engineering services or legal counsel services used by the planning board to be paid by their project. Vance was unclear how the billing is handled, but wanted to notify Patrick Facticeau who was present at the meeting of the agreement.

NEW BUSINESS

- Vance also brought up an issue pertaining to the St. Lawrence Centre Mall warehouse project that was reviewed during the November 17th, 2022 planning board meeting. Vance felt that the site plan approval was for only 10 trucks to be parked on the backside of the building. He has observed 10+ containers parked in the front of the building and wanted to make the board aware of a possible non-compliance to the plan approval.
- The code officer present at the meeting, Justin Niles, asked the question about the definition of “Parking” and what did the board mean when they put the conditional approval on the site plan approval.
- David Grant made the comment that trucks/containers parked against the building

and are being processed should not count in the approved amount of parked containers.

- There was general discussion about the amount of lighting or lack thereof in the parking lots and how tools have been stolen in the parking lots during some of the construction.
- Weldon Bogardus had a copy of the November 2022 meeting minutes and David Grant read the meeting minutes for that particular site plan and the agreed upon number of containers was 20. It also stated that all trucks and containers be parked on the south side of the building unless they are backed up to the docks and are in process.
- The code officer said he would take the information provided and investigate the situation.

NEW BUSINESS

- There was general discussion concerning the number of cannabis dispensaries popping up in the area and in the 1 mile square area.

ADJOURNMENT

MOTION made by David Grant to adjourn the meeting. Jerry Fregoe seconded the motion. The vote was: YES-5, NO-0 and motion carried at 6:40 PM.

The meeting was adjourned at 6:40 pm.

Respectfully submitted,

David W. Grant, Secretary

