

## ***Planning Board – August 17, 2020***

Meeting held in the 56 Geneva Street Dresden, NY. Due to Covid restrictions and unavailability of Highway garage, the meeting room was limited to 15 people and called to order at 7:00PM by Chairman Dave Granzin

**Present:** Dave Granzin, George Dowse, Ellen Campbell  
Floyd Hoover, Robert Miller

Others Present- Samuel Zimmerman, John & Martha Nolt, Beth Kane, Steven Ramirez, Dwight James Torrey Code Officer

Motion by Dave 2nd George to approve the July 2020 minutes carried.

**Special Use App # 20-04** Samuel Zimmerman 2407 Hazard Rd would like to operate a commercial dog kennel he is developing on his property. He would like to have 48 grass dog pastures to raise litters of specific breeds of dogs. He presented photos of this project and operation. He projects 30 females and 40 puppies onsite.

Dave asked Mr. Zimmerman if he has any females and litters onsite, Mr. Zimmerman stated yes, he was unaware a permit was needed to operate. He has raised litters for over 16 years.

Ellen asked what breeds and how long between litters. Mr. Zimmerman stated presently he has Shiba Inu, cockers, dalmatians and boxers. Litters can range from twice a year to every 2 years.

He gave an overview of the operation and shelters. Once the litter is weened the female is matched with a buddy for companionship.

Ellen asked on the maintenance of dog's health. Is a Vet available for onsite visits? He has Dr. Golden as his vet.

Beth Kane Arrowhead Beach Rd stated she is a registered nurse and is concerned about the health of the females. Multiple litters can greatly affect quality of life and shorten mothers life expectancy. She grew up on a farm and very familiar with animal health and care.

Ellen asked as to how many litters will each female have, Mr. Zimmerman stated it depends on the breed. What is the afterlife of retired females, He stated the dog will go to good homes? Will the females be spayed before going to new owner, Mr. Zimmerman said no.

Motion by Dave 2<sup>nd</sup> Floyd to recommend approval of this application, 4 Ayes - 1 Nay Ellen Campbell, motion carried.

**Special Use App 20-5** Martha Nolt of 2500 Hazard Rd has applied for a special use permit to operate a bulk food store in an existing building on her property. The store is already operating. She has no signage, open to public.

Motion by Floyd 2<sup>nd</sup> George to recommend approval of application to the Town Zoning Board of Appeal, carried by all.

**Site plan Review** Dale Irwin and Kevin McAuliff appeared on this review. Presented a amended report on the acoustical study as requested by the board at last month's meeting.

Discussion on SEQRA prepared by Hunt Engineering. Although the parcel is 139 acres the SEQRA only addresses the proposed project site. Discussed parking area. Stormwater management, question of spills at this location, answer no spills on project site.

Question on Osprey nest in area, do not plan on disturbing. Research shows not an archeological site at project.

Review and explanation of 4 changes to sound study. Db clarified as db.

Model profiled to 5-meter basis, north and south sides of building will be level, testing will begin after construction. Sound study will be performed after completion of project to determine if sound level is in compliance with town code.

Ellen inquired if plant is running, what happens when mining is added and ramps up to 106mw. She referred to an article in Forbes stated the plant sells power to the grid

Mr. McAuliff stated the plants NYS license requires a capacity obligation, that when more power is needed to supply the grid, the miners would need to be shut down to keep the plant at 106 mg.

Ellen discussed survey on ambient sound.

Mr. McAuliff stated anyone is welcomed to measure the db levels from the property edges.

Ellen would like to see the blackline of changes made to acoustical study.

Ellen questioned the screens per DEC requirement, why is it not completed.

Mr. McAuliff read a letter received dated 8/7/20 from NYS DEC regarding wedge screen study application submitted in April. The letter indicated the DEC approves the application, see attached.

Question on what taxes are being paid by Greenidge.  
Ellen stated she pays more for her 50' lakefront property.

She stated dealing with Greenidge is like dealing with bad actors and slow movers.

Discussion on moratoriums. Moratoriums would not apply to this project as the review is already in process.

Dave opened the floor for public comment.

Ken Campbell 1279 Arrowhead Beach stated he has served on a planning board in the past and it is the obligation of the Planning Board to weigh out the benefits to the community vs- applicant.

Steven Ramirez Arrowhead Beach Rd stated Atlas has not demonstrated being good citizens of the town. Atlas is not located in NY and is a company that is known for buying and selling small companies for profit. He urges the planning board to represent the residents.

Beth Kane Arrowhead Beach Rd, stated the board should be concerned on the environmental impact, from the increase of

warm water discharged into the lake. She kayaks and sees a reduction of fish in the lake, inquires as to how will the bit mines help the Town. She states it is a matter of money -vs- health, the board should choose health.

Marian Kowalski read a statement from the Preserve the Finger Lakes organization (see attached). She questions how much water is withdrawn then discharged in the lake. She sent a request to NYS DEC about the 2017 SPEDES permit and NYSDEC foil was denied. She was looking for documents related to the thermal discharge study work plan and documents related to dilution study.

Patty Boccacci 1283 Arrowhead Beach Rd She stated the impact of this project would affect the quality of life, environmental with the increase truck traffic. She encourages the board to relook at the permit process and protect the lives of generations to come.

Chairman explained the powers of the planning board to audience.

Linda Downs Arrowhead Beach Rd stated her concern with the SEQRA answers and wedge screens at the plant. She believes a moratorium is needed so the project can be studied for environmental impact on lake and surrounding area.

Frank DiOrio Pompey Rd appeared on behalf of Seneca Lake Pure Waters Association. He read a letter from SLPWA President Jacob Welch (see attached) Mr. Welch said Keuka Outlet is now classified as a Class C stream. Mr. Welch requested the Planning Board premise approval following NYS DEC letter that states Greenidge is in full compliance.

Grant Downs Arrowhead Beach Rd stated there was a question on the flow of the lake at last months meeting, he stated the lake flows Northeast.

Abi Buddington Charles St. supplied the source of her information presented at last months meeting as a website [www.ashtracker.com](http://www.ashtracker.com). This website states 8 of 14 monitoring wells failed at the Lockwood site.

The Bit coin data farm is a lucrative project for Atlas.

She asks the board to wait on decision and request DEC to study plant project for their opinion.

Presented DEC requirements that Atlas does not need to follow being a start-up plant. She asks the board to act in the best interest of the residents and environment.

Mr. McAuliff stated he has looked at the website [www.ashtracker.com](http://www.ashtracker.com) and the information provided is over 4 years old.

Monitoring wells violations were for drinking water levels, there are no wells used for drinking near the site Since 2016 they have done significant improvements to the site. He encouraged Mrs. Buddington to set the record straight.

Chairman made a motion to table application to September meeting for more information 2<sup>nd</sup> Floyd carried by all.

Motion to adjourn Floyd 2<sup>nd</sup> Dave carried by all 9:25pm

Respectfully submitted

Betty M Daggett