

## **Planning Board Minutes – September 18, 2023**

**Meeting** called to order at 7:05M by Chairman George Dowse was held in the Town meeting room at 56 Geneva St, Dresden NY.

**Present:** George Dowse, Ellen Campbell, Floyd Hoover, Robert Miller, Michael Warner

**Others Present:** Dwight James CEO, Gary McIntee, Kevin McAuliff- Greenidge

Chairman led the Pledge of Allegiance.

Minutes of August were presented, Motion by Bob 2<sup>nd</sup> Ellen to approve, carried.

### **New Business:**

Jim Lawrence of Log Cabin Road submitted a tram project application for a steep slopes review. Following a brief discussion of the tram plan review, and comments of the Code Officer, Mike made a motion 2<sup>nd</sup> by Floyd that there is no need for a steep slopes permit for this project, carried by all.

### **Old Business:**

**Greenidge Sound Testing-** Kevin McAuliff appeared on behalf of Dale Irwin and representing Greenidge. In 2020 Greenidge had Aurora Acoustical perform sound testing and baseline. Discussion on sound testing companies in the area. Ellen referred to the April 2021 meeting in the minutes, she challenges the legitimacy of sound study provided by Greenidge then and Mr. McAuliff replied Greenidge will support the cost of town chosen sound engineer to perform the operational study. Also, in these minutes under further discussion, Mr. McAuliffe stated during operations, Greenidge is amendable to measuring sound beyond its property line into the Village of Dresden, 5 locations at plant property lines and 3 locations within ½ mile of plant of Planning Boards choice.

Discussion regarding contracting with a new sound company it was agreed that this would further delay testing, regarding Aurora Acoustic Company credibility, they are a professional company, based on the fact that the original acoustical sound study they submitted was approved along with the test plan.

Dwight stated he has been in contact with Dale Irwin regarding the testing and Mr. Irwin is working on scheduling the bitcoin shutdown for testing but presently out of the country.

Gary McIntee inquired if there are filters for the sound equipment to filter out Ferro Corp. noise.

Mike stated that when bit coin is shut down it will be a more accurate sound reading with Ferro.

Mr. McAuliff stated Greenidge is amendable that the planning board member(s) can witness sound readings to validate testing.

Floyd made a motion to accept Aurora Acoustical as company to perform the Sound Testing of the Bitcoin site, 2<sup>nd</sup> by Mike, carried by all.

George reminded the testing is not on the plant as a whole, but the bit coin miners buildings site is the focus only.

Mr. McAuliff will contact Aurora Acoustical to set up a schedule with Dwight and George.

The Planning Board can recommend testing sites.

Discussion on Cannabis Regulations. Concerns are time, place and manner on consumption.

George will review Rule 119.

Discussion on draft short term rental law 98.127 It was questioned if the owners must declare water supply, municipal, lake or well.

Vanessa Goff was in attendance has short term rental property she has declared in property amenities that water supply is well water.

Discussion on property occupancy code. Dwight stated that NYS code on bedrooms is 100 sq' for 2 person and 70sq' for single.

Discussion on parking. Dwight said the parking area should be an all-season surface, not lawns.

Discussion on notifications process regarding property issues.

George will edit the draft with all the new comments. He reported at the last town board meeting he asked if they had any comments, a follow up of his email with draft of short-term rental law.

The Town Board had no comments to add.

Discussion on a bill S885 presently in the assembly on short term rentals. This bill proposes to create a registration system for short term rentals and allow for the collection of sales tax & applicable occupancy tax generated from such rentals to the state and localities.

No further business, the meeting was adjourned at 8:35r pm.

Respectfully submitted,

Betty M Daggett