

LIVONIA JOINT PLANNING BOARD

SEPTEMBER 24, 2013 MEETING MINUTES

PRESENT: Chair Bennett, R. Haak, D. Richards, D. Simpson, J. Palmer, J. Sparling, K. Masterson - Recording Secretary, A. Backus - Code Enforcement Officer.

ABSENT: C. Casaceli

AGENDA: Matt Cole for Purdue Agribusiness Grain Facility Bronson Hill Rd.

Site Plan application.

Chair called the meeting to order at 7:04 p.m.

Chair asked the board members to review the September 9, 2013 meeting minutes.

M/2/C (R. Haak/J. Palmer) to approve the September meeting minutes with the following changes: (Pg.1 word "orietated" should be spelled "orientated". Pg. 2 word "potion" should read "portion").

Motion carried 6-0.

Chair asked Matt Cole and his associates to explain his site plan application to the board.

Matt introduced Mark Grovanz the design engineer for the project and the facility manager Dave Walthew.

Matt explained that the facility continues to grow and is in need of more storage area for the corn grain that they dry and ship out via train cars or trucks. They propose to build an outdoor pad area of approx. 150' x 350' to open store the grain in. It would be covered with a durable tarp design for such with air fans/vents moving the moisture out of the system. This is a seasonal use and the amount of trucking now taking place at the facility would be greatly decreased. He estimated the elimination of about 1000 truck vehicles per year. They use jersey barriers around the pad which also confine the storage pile and allow attachment of the tarp. The pile could be 30' high in the center and taper off to the inside perimeter barriers.

Matt introduced Mark Grovanz who describe the grading plan and contours and storm water flows off the site. Drainage would flow around the pad from the north side to the south west corner of the site were a stone detention depression area would be for the water to settle out from.

This would require a NYSDEC storm water application for an agricultural facility. The current road entrance drive would also channel its storm water to this detention area.

Dave Walthew the facility manager said the pad could hold approx. 500,000 bushels of corn grain. They do not expect to operate 24 hrs per day but may work some nights because they are very limited to the weather and the corn delivery season window. A conveyor would be used to pile the corn on the pad. This method of storage is very common other places in the U.S.

The corn would then be emptied into the grain bins now presently there.

Don Simpson asked about any noise concerns. Dave stated the fans used to dry are 30 hp fans and could be on 24 hrs at first during the season but then only occasionally. The fans would not be any louder than current drying fans noise.

Jack Sparling asked how much property was adjacent to the west of the site. Matt stated approx. 70 more acres. Beyond that the LAL railroad owned property further west. Jack asked how much prep work needed to be done each year to the pad. Dave stated the area would be fine graded and rolled and the spoils from the previous year would be dispersed and spread on the adjacent farm field. The area would be left open but most likely grasses would grow each year to repeat the cycle.

Matt said Purdue currently leases 6 acres from him and they would lease this pad area. Matt said they wanted to be able to begin to stockpile by Nov. 1, 2013.

R. Haak asked if there would be lighting during any night time operations. Dave stated they would use temporary lighting units similar to construction sites. No permanent lighting is planned.

It was the general feeling of the board that this is an appropriate use of the site and because there will be less traffic and the storm water plan would be approved by NYSDEC, there would be little impacts and if any less truck traffic.

Chair Bennett reminded applicant that this application would be referred to the county planning board and that this board could take no action until they hear from the county. The board however agreed to meet at the Oct. 14, 2014 meeting to act on this application since they would have the county's comments prior to that. They would place this item as the only item on the agenda for that night.

Matt thanked the board for their time.

Chair Bennett asked for a motion to adjourn the meeting:

M/2/C (D. Simpson/D. Richards) to adjourn the meeting at 8 p.m

Motion carried 7-0.

Respectfully submitted:

Kevin Masterson

Recording Secretary