

June 14, 2024

PINE PLAINS PLANNING BOARD MEETING MINUTES
Wednesday, June 12, 2024
7:30 PM
In Person and Zoom

IN PERSON ATTENDANCE: Michael Stabile, Chairman
Kate Osofsky, Vice-Chair
Scott Cavey, Alternate
Ethan DiMaria (arrived at 8:15pm)
Dick Hermans
Steve Patterson
Vikki Soracco

ABSENT: Al Blackburn

ALSO PRESENT: Warren Replansky, Town Attorney, in person
George Schmitt, Town Engineer
Ed Casazza, Town ZEO, in person
Kevin Walsh, Town Liaison, in person
Jack Meccariello, Applicant, in person
Matthew Cichetti, Applicant, in person
Anthony Frisenda, Applicant's Architect, via Zoom
Members of the Public, in person

Cichetti Slaughterhouse Public Hearing: Stabile asked for a motion to open the public hearing, motion by Soracco, second by Osofsky, all in favor, motion carried. Cichetti came forward and went over the latest site plans. Cichetti said the structure should not be able to be seen from the road and all the processing would be inside. Access would be behind the building, which should also conceal visibility. Stabile then opened up the floor for public comment.

The first speaker was Suzanne Terrizzi of 3593 Route 199. Terrizzi expressed concern over her eastern view, which is now pasture and woods, and will now be a building. She is also concerned about lighting and increased traffic.

The next speaker was John Bonneville of 3657 Route 199. Bonneville is upset that the farm is such a large property but the slaughterhouse is being built 300 feet from his property.

The next speaker was Jamie Gerber of 479 Prospect Hill Road. Gerber said they are happy to hear that the slaughterhouse will

June 14, 2024

be open to the public since they work at Chaseholm Farm and currently they have to travel far to have their meat processed. Gerber said they also have the same concerns expressed earlier, such as light and sound pollution. Gerber said they are concerned with waste management and how that will affect those living around it. Gerber would also like to know who is being prioritized to be employed at the slaughterhouse.

The next speaker was Sarah Jones of 76 Bean River Road. Jones said she feels the public hearing is premature because she doesn't feel the board has really dug into the specifics of how the slaughterhouse will operate and function. Jones said she is in favor of building a slaughterhouse in that general area, she feels it is very important, but a slaughterhouse can be a complicated thing. It is considered manufacturing and it is being put in a rural neighborhood. Jones feels the board needs to further look at the issues involved with it. Jones feels the placement of the slaughterhouse is a huge issue because it will have an impact on a number of residential properties.

The next speaker was Peg Bonneville of 3657 Route 199. Bonneville said she appreciates what has been said thus far. Bonneville also asked why the slaughterhouse has to be right behind her house. Bonneville said she is also concerned where the driveway is on the plans. Bonneville said semi-trucks and motorcycles, not going 40 mph, are driving down Route 199.

The board then reviewed George Schmitt's letter with Cichetti (see attached). Cichetti said regarding grading, there are three areas that are noted on the plans that will require rock removal, otherwise the site is basically completely level where the building will be going.

Cichetti said they are looking for site plan approval before they invest in getting DOT approval.

Cichetti went over his lighting plan.

Cichetti went over the plantings they intend to use and where they will be placed.

Cichetti went over the sound and waste removal.

Cichetti then went over some of the public's concerns. Cichetti said there are no significant odors. Cichetti said it is 500 feet off the road, surrounded by trees, and they will be adding trees around it. Cichetti said the lighting is all concentrated

June 14, 2024

in the back of the building and are dark sky compliant. Cichetti said there is already a lot of traffic on Rt 199 where the entrance is and the solar field has an entrance across the street that will have traffic. Stabile said to be fair the solar field will not have a lot of traffic once it is built.

Cichetti said it will create six jobs that will involve the community, although one or two specialists may need to come from elsewhere. Cichetti said this will benefit the community because there is a major need for a slaughterhouse. Cichetti said they will be open to all local farms.

Stabile asked how many animals would be solely his (and Sugar Hill Farm) for processing. Cichetti replied roughly 20-30%. Stabile asked what made Cichetti choose this particular spot for its location. Cichetti replied that there was a concrete slab already there and that it is hidden, and off of Route 199, which makes the access easier.

Stabile asked what sort of trucks would be making the deliveries. Cichetti said it could be a single truck with a trailer or a semi with a bigger trailer.

Stabile asked if they had not been to the DOT at all and Cichetti said no, they are drafting a plan.

Cichetti then asked Schmitt to address his memo. Schmitt said the grading he was looking for is proposed contours on the road and proposed contours around the building.

Schmitt reviewed the lighting with the applicant.

Schmitt said he is fine with the building elevations discussed.

Hermans said he feels an entrance off of Prospect Hill Road would be safer than Route 199.

The board then reviewed pictures from the site visit on April 26th.

Replansky asked the applicants if they need a license from the BOH or Ag & Markets. The applicant replied Ag & Markets. Replansky asked if they had submitted their application yet. The applicant replied they have with the USDA, since it will be a USDA facility. Replansky said they will need a license from Ag & Markets. Replansky said the application is very close to a Type I Action under SEQR since it is in an Ag District and the

June 14, 2024

threshold for a Type I Action has been reduced to 25% of the normal threshold, which is usually 10%. Because of this Replansky said the board needs to know exactly how much acreage would be disturbed. Replansky said it becomes a Type I Action if you're disturbing 10 acres or more, but if you're in an Ag District, and it's a nonagricultural use, the threshold is reduced to 25%, aka 2.5 acres. Stabile asked Schmitt his determination on the disturbance. Schmitt said he calculated just about 2 acres, but minus grading. Schmitt said the grading will be critical. Replansky said he believes Ag & Markets needs to be contacted for a coordinated review even if it is not a Type 1 Action. Meccariello said they have spoken to both Ag & Markets and the USDA. Replansky said he is sure there must be a submittal process to Ag & Markets

Schmitt said if they are disturbing 2.5 acres or more or less then he will need existing and proposed grades. Stabile said he finds it hard to believe it is not over an acre and therefore a SWPPP needs to be done. Cichetti said they could just put the road in, under ag exemptions, and then just come for the building pad. Stabile replied they cannot segment the application like that, Replansky agreed. Cichetti said there is no reason why they cannot do it. Stabile said he could do it, but it will still be taken into account for this application.

The board then continued to review Schmitt's memo regarding the project.

Stabile asked the difference between the lights on the top and bottom. Cichetti replied they are the same, it is just a different spec sheet. Stabile said the one says 4-5K kelvin. Cichetti replied they selected 3K. Stabile asked Schmitt what he thinks of the lighting plan. Schmitt said the board will receive the foot candle. Stabile said they need the cutsheets for the light over the door. Stabile asked if they are only on during operating hours. Schmitt replied yes.

Stabile asked how many animals at once would be stored in the building and do they come a few days before? Meccariello said the animals usually come the night before or that morning. Stabile asked will there be about 10 max? Meccariello replied yes. Stabile asked if the sound proofing will just be the insulation or there any sort of air ducts/ventilation? Meccariello replied there will be fans. Stabile asked if noise would escape through them. Meccariello and Cichetti replied there are fields of cows nearby. Stabile asked so there not going to be any more noise or no noise would escape? Cichetti

June 14, 2024

replied it would be contained and they do not anticipate any extra noise.

Schmitt said on the Full EAF there was some confusion regarding are there wetlands on the building site, no, and are there wetlands on the property, which there are, so the answer should be changed to yes. Schmitt said there is not an impact, but the question is asking if there is one on site.

John Bonneville asked if 5-10 animals a day was a hard number and what is the capacity of the facility.

Peg Bonneville said 2-3 trucks coming a day was also noise and the amount of traffic would be tremendous.

Jamie Gerber said the board may want to speak to neighbors of the Malafy Slaughterhouse since it is in a neighborhood, or to speak to the Town of Milan about it.

Hermans asked if the water usage and disposal of blood was treated. Cichetti said the blood is separated out and then the water is treated through a grease trap essentially. It is filtered and then goes into a traditional septic system. Stabile asked if the dumpsters are kept inside until they are taken away. Cichetti said yes, they are in a refrigerated area of the building.

Stabile asked for a motion to keep the public hearing open. Motion by Hermans, second by Patterson, all in favor, motion carried.

Stabile and Cichetti will each reach out to Ag & Markets to obtain more information.

Hudson Performance Center Site Plan/Special Use Permit: The architect, Anthony Frisenda, representing the applicant, went over the new site plans with the board.

Stabile asked if there would be a tank to collect waste oil. Meccariello replied yes. Stabile asked if it would be above ground, Meccariello replied yes, there will be a 300-gallon tank in the back building.

Stabile asked whose property the right-of-way was on, Meccariello said it is on their property.

June 14, 2024

Frisenda said the underground tanks have been removed and that was reflected in the Environmental Site Assessment Analysis that was done on the existing property.

Replansky asked if a phase two environmental assessment of the property was done. Frisenda said no, the recommendation from the consultant, who carried out phase one, said it was not necessary to do phase two. Replansky and Schmitt said they would review phase one.

Stabile asked if there were lights only on the building. Frisenda said yes, they are the typical barn lighting, pointed down, at the requested 2700 Kelvin. Schmitt said they would need the footcandle plot. Frisenda said they would provide that.

Stabile asked if they would need to go to the DOT. Schmitt said yes, they will need to go to the DOT and DOH.

Stabile asked what the exact business will be. Meccariello replied auto repair and there is no change in use. Schmitt said arguably there is a change in intensity.

Stabile asked if there needs to be a public hearing. Replansky replied yes. Replansky asked if there was an EAF (environmental assessment form). Frisenda said they are working on it and will get it to the board. Stabile said it would be needed for the public hearing. Stabile asked for a motion to schedule the public hearing for July 10th at 7:30PM, motion by Hermans, second by Patterson, all in favor, motion carried.

Approval of the May Meeting Minutes: Motion by Hermans to accept the May meeting minutes, second by Patterson, all in favor, motion carried.

Other Business: Stabile said town board liaison, Kevin Walsh, is looking for a planning board member to join the wastewater committee. It was decided that Osofsky would be the board member who joins the committee, with Hermans as an alternate. Patterson said he could also be a sub.

DiMaria wanted to mention that the board received a letter from Joyce Capuano regarding the house at 3032 Church Street and their intention to rebuild a primary house.

June 14, 2024

Motion to adjourn at 9:18PM by DiMaria, second by Soracco, all in favor, motion carried.

Respectfully submitted by:

Tricia Devine

Michael Stabile