

Town of Manchester Planning Board Meeting Minutes

May 16, 2023 – 7:00pm

Present: Board members Lee Sanders, Jefferey Flower, and Tammy Worden; Acting Chairman Steve Buerman; Code Enforcement Officer Steve DeHond; and recording Secretary Laurel Pitcher.

Absent: John Boeckmann, Scott VanAken, and Julie Vanderwall.

Also, present: Brandee Nelson and Juliet Caplinger of Catalyze Holdings; Niall Geoghegan of Paliot Solutions; and Bill O’Hanlon and Kevin Johnson of Leonard’s Express.

Application #4643-23: Consider Preliminary Site Plan and Special Use submitted by Catalyze Holdings LLC who is requesting to construct Solar Arrays on 116 acres vacant farm land on property located at State Route 31, tax map no. 4.00-1-31.000 in an A-1 district pursuant to Chapter 325 Section 325-40.33.

Acting Chairman Steve Buerman started the meeting with review of the public hearing notice. There were no neighbors in attendance.

Brandee Nelson, Engineer for Catalyze began by reviewing the project maps. She briefly pointed out that there will be no visibility of the panels from the Easterly viewpoint and limited visibility from the Westerly view. This is due to the already existing trees there in addition to the conifer screen that will be added. Brandee also said that there will be a limited view from the South. She continued on to address the previous plan of a subdivision needing variances, saying that the team made modifications so that such variances would no longer be needed. They also have prepared a plan to prevent stormwater pollution and soil erosion during construction and throughout the lifespan of the solar project. Brandee Nelson said that the panels won’t be impervious since they are not on the ground. In addition, the panels will cover approximately 47% of the land in one parcel and 38.25% of the land in the other parcel, which is less than the 50% or less criteria mandated by the Town zoning code. Another thing reviewed during this discussion was that the Schram Family Trust will retain ownership and control of the land during the project, and once the panels are no longer usable, the land is expected to return to farmland under Mr. Schram’s control. According to the proposed Agricultural Cultural Easement, there will be the same amount of land set aside for farmland elsewhere as what is used for solar panels, and this has been taken into account as well.

Tammy Worden asked why there’s one section on the map that sticks out.

Brandee Nelson said that this is partially due to the energy capacity of the circuit, and partially because of the topography of the land. The edge of the property has a sharp decline, and they wanted to maximize the use of energy on the land. She said that there’s approximately 9 megawatts available, and this layout allows for the most efficient use.

A question was asked about the parcels and whether they will go back to being one after the solar panels are decommissioned. Regarding this, it was said that the land will stay as two separate parcels with Mr. Schram continuing to have ownership of both.

At this time, Steve Buerman reviewed the SEQR results which showed no objections from the DOT and no objections from Ag & Markets. No substantial environmental impacts were shown as well.

A motion was made by Tammy Worden to declare the intent of the Planning Board of the Town of Manchester to be lead agency on this project. Motion seconded by Lee Sanders. All voted “Aye.” Motion carried.

A motion was made by Tammy Worden to declare that said action WILL NOT result in any significant adverse environmental impacts based on the review of the Full Environmental Assessment Form; and that the Planning Board does hereby make a Determination of Non-Significance on said Action, and that the Planning Board Chairman is hereby directed to issue the Negative Declaration as evidence of the Planning Board determination of environmental non-significance. Motion seconded by Jefferey Flower. All voted “Aye.” Motion carried.

Tammy Worden asked how recently this land was used for farmland, to which Brandee Nelson responded that it is currently being farmed, but this is the last year of that contract.

A brief discussion was had about what the Board will need to see before voting on conditionally approving the application. This included submission of the Decommission Plan; securing of the bond; and

Town of Manchester Planning Board Meeting Minutes

May 16, 2023– 7:00pm (cont.)

review by the Town's lawyers with the expectation of preliminary approval being tabled for the next meeting.

Application #4646-23: Consider siteplan submitted by Paliot Solutions who is requesting siteplan approval for a pallet manufacture business on property located at 13 Clark St, part of tax map no. 44.00-2-65.100/44.06-1-20.000 in a M-3 district pursuant to Section 325 Section -22.7.

Steve Buerman reviewed the Public Meeting notice at this time. 29 neighbors were notified, but none were present.

Bill O'Hanlon of Leonard's Express began by presenting the following information:

- We plan to make modifications to the exterior of the building to convert it from a warehouse building to a manufacturing facility. This will include the addition of two overhead doors; 2 T-shaped exhaust hoods that will extend less than 5 feet above the existing building; vertical clearance for vents; and a dust collection system that will be on the side of the current building.
- No air permits will be required for the vents, but air registration will be required. This will require approval before building begins, but we would hold off construction right away since approval from New York State can take some time.
- This building will be set up to manufacture high-grade pallets lasting 7-10 years. They are fastener free meaning no nails or screws, and we will use an automotive assembly line to make these pallets. This will allow us to make a new pallet every 36 seconds, and each one will be equipped with GPS and interconnected communications which allow communication between other pallets in the shipment and communication to the main dashboard. These technologies will allow us to see real-time data such as temperature and travel conditions. These pallets will also be durable since they'll be made of wood and coated with an antibacterial, antimicrobial coating to ensure food safety.

Tammy Worden: Will you be taking the pallets back?

Bill O'Hanlon: Paliot will lease the equipment to companies. This means that the pallets will come back to Paliot, and they'll also be able to tell companies if they have any unused pallets that they're paying for.

Lee Sanders: How are they powered?

Bill O'Hanlon: The pallets are powered by lithium batteries, which are governed by FCCs ensuring that safe practices are being followed there.

Lee Sanders: What kind of noise will the fans make?

Bill O'Hanlon: I don't have an exact number in decibels, but it's around 8,000 CFM. A lawnmower is about 80 DBA for reference.

Tammy Worden: Does something have to come empty the dust collector?

Bill O'Hanlon: Yes, but this shouldn't be an issue. We have two proposed locations for the collector, but the dust will all go from the collector to a dumpster, which will then get hauled off. Initially, the sawdust will have to go to a landfill because the first generation of pallets will have glue in the wood. This is beneficial though, because landfills need stuff like that to help with their operations. In the second generation of pallets, the sawdust won't go to landfills because we plan to use wood that doesn't have glue. Right now we're exploring options of getting the wood locally in the Canada and North America regions for phase two as well.

Jefferey Flower: Will the coating get sprayed on the pallets?

Bill O'Hanlon: yes, it will be similar to the coating on trucks, so it will be resistant against scratches and dings. It's also fireproof and antibacterial, and there won't be a smell from that. This spraying process will also have minimal waste because any spray that doesn't go on the pallet gets the water filtered out and

Town of Manchester Planning Board Meeting Minutes

May 16, 2023– 7:00pm (cont.)

cycled back through. Essentially, this will make the pallets behave like a plastic pallet, but with the perks of a wooden one.

Laurel Pitcher: Do you have a plan for when the pallets are no longer usable after that 7-10 year lifespan?

Niall Geoghegan: We'll put the pallet through a grinder to separate heavy and lighter materials. The electronics will get taken out and we'll recycle what we can, trying to be as conscious as we can.

A motion was made by Jefferey Flower to declare the actions on this project a Type II Action under Section 617.5 (c) of the State Environmental Quality Review (SEQR) Regulations; and that Type II Actions are not subject to further review under part 617 of the SEQR Regulations; and be it finally resolved that the Planning Board has satisfied procedural requirements under SEQR and directs this Resolution to be placed in the file on this Action. Motion seconded by Tammy Worden. All voted "Aye." Motion carried.

There were no additional comments from the Ontario County Planning Board regarding this project.

A motion was made by Jefferey Flower to conditionally approve application #4646-23 submitted by Paliot Solutions who is requesting siteplan approval for a pallet manufacture business on property located at 13 Clark St, part of tax map no. 44.00-2-65.100/44.06-1-20.000 in a M-3 district pursuant to Section 325 Section -22.7. Motion seconded by Lee Sanders. All voted "Aye." Motion carried.

At the end of the meeting, Bill O'Hanlon wanted to ask for comment and direction on another project that Leonard's Express is looking into. He talked about a company in Geneva, NY that has drywall and metal studs delivered by railway each week that will no longer be able to handle these operations. He said it's about 1.5 railcars worth of material, and it needs to be unloaded from both sides of the car. Mr. O'Hanlon said that Leonard's Express has the storage space to take on this project, but they don't have a place to unload where it's flat on both sides, which poses an issue with regards to getting the necessary equipment in there. Leonard's Express and the railroad company are looking to keep the business local in Ontario County, and they would need to remove some of the Earth to put stones and other materials down to level the area. It would total less than one acre of ground to be disturbed, and Bill wanted to know what the process would look like for permitting and approval.

Steve DeHond: That's something that would need to be a new siteplan approval because it's a separate use.

Previous Minutes:

The minutes from April's meeting were not voted on at this meeting due to a limited number of board members being present. The June meeting will hold a vote on April and May's meeting minutes.

At this time, the meeting was stopped at 8:24pm.

Respectfully submitted,

Scott VanAken

Planning Board Chairman

Laurel Pitcher

Recording Secretary