

Planning Board 6/3/2026

Unofficial Minutes

Present: Steve Guthrie, Greg Peck, Mark Humbert, Kevin Jason, Heather Luther, Paul Fordham, Phil Torrey, Clinton Coon, Roberta Fessenden, Susan Acker, Clint Acker, Case Marshall, Rachel Tompkins, Ben Murphy, Shane Divelbliss, Mike Salerno, Sarah Salerno, David Ortiz, Ray Martin,

Appeal 09-26 Shane Divelbliss Special permit for 4th annual Hill Climb at 4500 / 4460 Route 414, behind Shady Brook.

We've had no issues in previous years, everything we'd asked for in the past has been taken care of, and our code enforcer has been very happy with the way it's been ran.

Nothing different planned for this year, same as years past

Date: September 12, start time. 10 AM., done by 6 PM

The same requirements will be needed as in previous years with fire, EMS on standby, Dumpsters, stereos. porta potties. Fencing, no alcohol drinking signs.

After completion of the short environmental assessment form, it was determined that the proposed action will not have any significant environmental impact.

No letters received, no input from attendees, no questions from the board

Kevin Jason made a motion to approve Special Permit to have the Hill Climb with the same requirements and previous years, Greg Peck Second. All in favor.

08-26 Precision Fruit Company LLC - special permit to operate business @ 4500 Rt 414 Shady Brook

Building 700 was previously used for storage. It was changed at a different meeting accommodate auctions and stuff, with a 50-person certificate of occupancy.

Local apple farmers from Clyde, would like to pack apples year-round for end users for grocery store, apple slices, fresh fruit etc. Started business last year. Currently operating in Williamson, looking to move production to Shady Brook.

Questions and answers:

What is the volume, what kind of traffic are you going to produce? 6 to 10 tractor trailer loads a day, in and outbound. There will be a few out of state trucks but the majority will be our existing trucks.

Cold fruit primarily from Williamson will be brought in.

Packing materials will be on site and consist of plastic bins, some wood bins and cardboard.

Will there be outdoor storage of any of these? Very minimal depending on the lease agreements

No fruit will be stored outside

They have to add refrigeration prior to startup. It will probably be a freon unit. Code enforcement officer will keep an eye on whatever method they choose as it falls under different parts of the code. The planning board would like to know what type so they can notify the fire departments especially if it falls under hazardous chemical.

How many employees? between 8 and 16.

They are currently finishing up last year's harvest and they hope to double the number of apples they buy for this year.

Would you be refrigerating the whole building? Only about 1/3 to 1/2 the building would be refrigerated.

Will the trucks interfere with the other operations that are going on in the front buildings? Trucks will use the existing driveway by the Apple Dry House. Work is currently being done to that driveway.

How many shifts? One shift to start, they may have to add a small second shift for sanitation.

What are the hours of the trucks? 7 AM – 4 PM, night loads on occasion

With the added truck traffic, can you contact the state to reduce the speed through there? Planning board could make a recommendation to the town board.

Only one small dumpster will be needed. All product can get sold to grocery stores, fresh slicer, processor, or a juicer.

They will look at getting pest control.

Would this bring in any discussion of fire suppression? Just the normal fire extinguishers, not looking to have ammonia or big alcohol tanks like Fleischmann's.

Make it conditional and coordinate with the code enforcement officer.

Do we want to set operation hours of operation, it is general business 6 AM to 6 PM? How often do you think you'd exceed 6 to 6? It's going to be pretty regular 7 AM to 4 PM. Depending on production a couple of days may run until 6PM.

What will you be using for water? Less than 100 gallons a day.

After completion of the short environmental assessment form, it was determined that the proposed action will not have any significant environmental impact.

Planning board will address the town board to look at speed limit in that area.

A request was made for trucks not to use their Jake Break as it would disrupt nearby neighbors.

Can you get truck entrance signs? That would be up to the DOT

Mark Humbert made a motion to issue a special permit for business operation. Kevin Jason Seconded, all in favor.

Appeal 04-226 Marshall Brothers – special permit to open gas station / convenience store at Clinton and 414.

Case Marshall is here to get feedback on a proposed concept to the new store property.

The main store would be located on the property currently known as 10345 Clinton Ave. It will be facing 414 with canopy out front. Storage tanks will be located slightly North West of the store (currently in the back yard of the pink building) with arbores planted at least six foot high that would grow to 10

to 12 feet, to make sure there is shielding around the tank so that you aren't seeing the tanks straight from 414, or as you come from the north, we would need to leave the South side open for deliveries.

Behind where the church currently sits would be leech fields.

There will be three pumps offering four types of fuel, the grades we currently offer plus diesel and kerosene

The plan is to take all the existing buildings on the properties to the ground.

Where is the ditch that runs behind the facility? The ditch is way back. It does meet the back corner of the 10345 Clinton property.

How is the house located at 10343 going to have access? We are actively working with them to come up with an agreement. The layout is designed to try to make sure that they can keep access as they have it, even though they don't have right away to that.

10343 and 10345 Clinton used to be the same property, the water supplied to the structure on 10343 comes from the basement of the structure on 10345.

Where exactly is the entrance on Clinton? Roughly where the one is for the vacant lot

Do you think it will cause more congestion in the morning with the school busses? We've started preliminary conversations with the DOT.

What are your hours of operation going to be? Opening between 5 / 6 AM and closing between 10 / 11 PM. If the business doesn't orient it, the hours will be reduced.

Are you tied to that property, or would you be more interested in going closer to 104 with maybe a dead-end road? We like being in town with the 30 MPH speed zone and just being a part of the community as it makes a big difference to the whole thing. Non drivers have expressed appreciation for the store being within walking distance within the community.

Have you thought about adding a car wash? If sewer were to come through, we would be very interested in doing something like that or potentially a laundromat. Its just not practical without sewer. The space to the north is currently planned for leach fields, if sewer was available, we would be able to develop that section.

What is the plan for the old facility? The old facility would be decommissioned, and rented out. The pumps and canopy would be gone. We will not sell that property.

Was there any thought to ask in the DOT for two entrances out front? No, due to past issues with the DOT we did not consider that.

Concern with two entrances on 414 - you're going to be creating a situation with all the turns to get from Clinton to the gas station and back.

Are the plantings going to be controlled, so they don't block the view at the corner when you're trying to make your right hand? They have to be by law.

What's your discussion on materials for the building? The current plan is: It will be a very tall front, fully sloped to the back. It would have a step out for the entrance, so you actually enter the store into the vestibule from the side, and then walk in. Front sidewalk will be covered with front overhang. We're probably going to have a mix of either a faux brick at the lower, and vertical metal siding, or some combination of those types of materials.

How much glass on the front? We won't have floor to ceiling glass, but large glass opening across the entire front. Roofing won't be visible much from 414.

What is the length of the project from start of demolition to final? I don't know. This will be one of the first projects we do not handle in house.

What would the hours of the construction be? This won't be done by our internal people but I would think 7 AM to 6 PM.

The entrance that you have on 414, across the street where does that point to? The Orchard

What about the drainage? The engineer is working on that.

Where are the mechanicals for your coolers? Those will be along the east or back side of the building under the roof.

What's on the east side of the house? There's a house. Per code, we will have more than one exit which we anticipate being push through emergency only doors. We won't have outside storage or boxes piled up.

The dumpsters are up front and will have fence around them to contain it.

Depending on how we can lay the store out, one of the additions to the site plane could be some type of shed for bottle returns.

Where are you going to put your snow? The expectation would be the snow is going to come across the property, and pile up between the tanks and the road. If it gets worse than that, we have front end loaders we will bring over. For snowmobile traffic coming from 104, they will no longer have to worry about driving on sidewalks to get to the store.

Concerns with your old store - what kind of condition that's going to be left in? I don't disagree. The building needs some help

Community members are still concerned about the congestion and possible backup at the intersection.

Plans would be to have everything for County by next month, and then come back in August and start the process.

Nothing for July as of right now, plan on zoning meeting for rental agreement discussion

Motion to accept May meeting minutes made by Mark Humbert, Kevin Jason seconded all in favor.

Motion to adjourn made by Kevin Jason and seconded by Greg Peck All in favor.

Board approved 8/5/2026