

June 28 Meeting Notes for Zoning Board of Appeals

Town of Stephentown

In attendance: Scott W, chair; Richard Sime, Tom Quimby, Roland Barth, David Cass

Craig Crist, Attorney

Meeting called to order at 7:05pm

Pledge of Allegiance recited

Exits pointed out

Members of Board provided their name and positions

Tom Quimby First Motion to accept minutes as written

Roland Barth Second Motion to accept minutes ass written

All in favor, motion carried.

Resolution for Garcia Application reviewed

David Cass first

Roland second

All in favor, resolution adopted resolution.

Solar Power Network,

Craig Crist, Agri district need Agri statement. Not yet submitted. Town Board approved engineer for project. Escrow funds not yet received. Need use variance from ZBA, need site plan from planning board.

Need ZBA to declare themselves as lead agency.

Roland made motion

Dick Sime, second

All in favor, motion carried

At next meeting we will need Agri data statement, retention of engineer and notice of complete application

Roland motion to deem application in complete

Tom Q second

All in favor.

Ric M. – what happens if project fails?

Craig – that is why we have questions and deemed application incomplete. We have discussed the decommission plan. Applicant needs to post a bond for the amount for decommissioning. Engineer will determine amount

Oak Stone Holdings, LLC

Use variance

Craig – read aloud town law regarding use variance. If approved goes to planning board for site plan review and variance.

Further read Public Hearing Notice aloud.

Motion to open public hearing by Tom

Second motion to open public hearing by Dick

All in favor

Public meeting opened at 7:20pm

Scott polled audience to see how many interested

Matt Bond, Engineer presented

Reviewed project for those in attendance who have not attended meeting previously

8000 SW ft metal building into hillside, shielded from route 22

Onsite well and onsite waste water. Approx. 5 employees

Paul Bullock, owner – reviewed process of catalytic convertor dismantling. No loud noises, no hazardous materials dispersed, no chemical process on site. Smelting and chemical process are in other states.

Matt – in conversations with DEC, may need storm water plan, materials handling permit. No exhaust so no emissions permit required. Dust collection system used in process. No discharges from facility. No SpeedZ permit required.

Ric – why going off cemetery hill road and not off route 22.

Where will septic lines be run?

How many trucks in an out daily?

Large trucks?

Matt -curb cut – because of grading and responder access needs to be below 10%

Nothing bigger than a box truck, small trucks, SUV's

All NYS depart of health setbacks met.

Paul – small van used, maybe 3 -4 small trucks daily

Dan D. across the street from Paul, very quiet, not a lot of noise. Never had an issue. Has no issues

Steve W. – on Brown Road, Paul very good, very respectful no issues with site plan

Bill D. – work for town, done a lot of work for Paul, nothing but respect. On Board with plans

Cowan – copy of application, unsuitable for. States a very poor decision on part of application

Bill J. – couple of observations, regarding questions raised in last meeting. Brought up self-infliction/financial hardship. What is the security of the materials? Brought up Great Britain deems this as hazardous materials. Whole place lit up at night? Tracking?

Craig – criteria applied by board. Don't tell board how to vote.

Scott – we review all comments, file and then make a determination

Scott – reminded of way public hearings work

Susan S. – lives down the street from property owner, no issues with property owner

Paul Sr. – attractive nuisance? Barn was completely rotten. No wood could be used from barn

Craig – not up to him to explain nuisance

Paul – works with Law Enforcement and investigators to ensure thefts are stopped. Don't deal with anyone off street. Deal with large recycling yards and large buyers. Any suspicious materials will contact authorities.

Craig – do law enforcement reach out to you?

Paul – yes

Bev – neighbor. Nothing against Paul, it's the neighborhood. Historic neighborhood. Don't want the area to change. Wants material to take home and study. Alternating neighborhood. Any dust? Dust explosion possible and highly flammable.

Paul – changing character of neighborhood. Has dust collection system. 99.999% particulate collection. Not flammable. These pieces are in exhaust

Bev – read CA law. CA deems them hazardous

Lucy J. – live about a mile from plant. Lovely residential road. Worried about property values plummeting. Walk in the area. Breathe the air and drink the water.

Ric – applaud anyone who tries to start up a business in this economy. Has nothing against business if enough review is done. Dust is flammable. Worried about traffic. Recommends owner and engineer meet with the fire department for input.

Matt – allows them to meet the grade of 10% for fire department.

Ric – not have an eyesore if business folds for any reason.

Winthrop M. – nearest neighbor on cemetery hill road. Information he has is very detailed. All activities inside the building. Did he miss any other documents?

Matt – reviewed materials provided.

Scott – analysis – was submitted.

Secretary – will stop at town clerk and ensure they have all the records.

Scott – original plan was a single-family dwelling. Not a reasonable rate of return. That's why there was a use variance applied for.

Winthrop – very sketchy notes in application. Believes board should demand more detailed information

Marilyn - Driveway about 30 feet from where trucks will enter. Large tractor trailer entered. And left with vehicles.

Paul – it was a vehicle that entered to put air in one of owner's vehicles tires

Couldn't find any other property.

Marilyn – worried about business expanding

Matt – is directly adjacent to stay highway and undesirable for residential. Building is stepped into property. Very shielded from any properties. Will put in screening trees. Building will be barely visible. Dust management process.

Ric – no permit for site changes. Can they go up and see what is going on?

Paul – absolutely

Craig – address of Oak stone was in application.

Lucy – wants someone to tell her why this project is good for the town.

Winthrop – it's not a good idea – ground water – up high and feels it will pollute water table.

Matt – no discharges. Everything contained within building on a concrete floor. No discharge into water system. Rr for employees use.

Matt – everything is sealed before leaving facility.

Lucy – does DEC get involved?

Mat – DEC has application materials and is in review. Only permit would be for storm water building activities. Asked that public hearing be open until next meeting.

Scott – keeping public written comments open until July 26th

Tom motion to keep public open

Roland – seconded

All in favor.

Matt – same material

Lucy – other plants in the area.

Marilyn – where are materials coming from?

Paul – deal with smaller number of customers with a larger volume.

Tom – motion to adjourn

David – second

All in favor