

Meeting called to order at 7:02M by Chairman George Dowse was held in the Town meeting room at 56 Geneva St, Dresden NY.

**Present:** George Dowse, Ellen Campbell, Floyd Hoover, Robert Miller, Michael Warner

**Others Present:** Dwight James CEO, Gary McIntee, Kevin McAuliff, Abi Buddington, Gwen Chamberlain, Logan Rockcastle, Chris Kingsman, Carolyn McAllister, Timothy Dennis, Nancy Sarver, Hunter Critchlow, Allen & Eleanor Zimmerman, Muhammad Arif Riaz

Chairman led the Pledge of Allegiance.

**Election of Officer :** Chairman asked if anyone would like to serve as officer. Floyd offered a slate of officers as follows: George as Chairman Bob as Vice Chairman and Betty as Secretary.

Ellen made a motion to accept the slate of officers as presented, 2<sup>nd</sup> Mike, carried by all.

**Meeting night 3<sup>rd</sup> Monday of month at 7:00PM.**

**Minutes** Approve October 2023 minutes, motion Mike 2<sup>nd</sup> Floyd carried by all  
Approve November 2023 minutes motion by Bob 2<sup>nd</sup> Ellen carried by all  
Approve December 2023 minutes, Motion by Floyd 2<sup>nd</sup> Mike carried by all  
Approve January 2024 minutes, Motion by Mike 2<sup>nd</sup> Floyd, carried by all.

**New Business:**

**Site Plan Review SPR 24-1** Mohammed Arif Riaz property at 1702 Rte. 14 to renovate the former Torrey Station for use as a convenience store, with future plans to sell gasoline.

Mr. Riaz appeared to present his application. Presently rehabilitating and upgrading building for a convenience store. His plans are to add gas sales later.

George stated this is a Type II action so a SEQRA is not required.

Ellen asked why on the SEQRA part 1 completed by applicant question # 12 marked "yes" on Historic Preservation/Places. Also # 13 marked "yes" for nearby wetlands?

Dwight stated the NYS EAF mapping system has errors and auto fills this form .

George stated the Yates County Planning Board recommended approval on this application, as it has a positive countywide impact.

There being no further questions by board or audience, Floyd made a motion to approve this Site Plan 2<sup>nd</sup> Ellen, carried by all.

**Special Use Application SUP 24-1** Allen Zimmerman 1179 Townline Rd would like to move his dry good store to new location 1522 Jensen Rd. He is building a 50' x 80' building at 1522 Jensen Road to operate a dry goods store. Question on driveway and parking space. Will use same driveway and has plenty of parking space area. Water for store will be supplied by present well on site and has been approved for use by Yates County Soil & Water.

## **Special Use Application SUP 24-1**

George made a motion to recommend approval of this application to the Zoning Board of Appeal, 2<sup>nd</sup> by Floyd, carried by all.

**Preliminary Sub Division Sketch Plan Review** Logan Rockcastle appeared with a sketch plan to review a sub division of land for a campground and single-family housing, at the former gravel pit on Downey Rd. The gravel pit is under reclamation project. The gravel being drawn out of the pit will help defray the cost of reclamation. There is a roadway to the lakefront, no plans for docks. Campground plans are 8 RV sites 25 primitive campsites, 4 cabins. Golfcart rentals to take visitors to lakeshore and around campground.

Ellen questioned if allowing this campground will set a precedence for keyhole development.

Gary McIntee stated he has seen installation of docks change the character of the neighborhood. If not controlled, will creating congestion along the lake shoreline.

Dwight stated this is a seasonal campground not year-round. This is not a keyhole development. The DEC and the Department of Health will be involved all through the permitting process.

With this is a sketch plan review Mr. Rockcastle is seeking guidance from the Planning Board through their concerns and comments to make the needed if any, adjustments to the sketch plans.

**Aurora Acoustical Study of Greenidge Data Centers**, Per Planning Board request, a final acoustical survey was performed 12/8/2023 on the two western storage buildings known as Data Centers at the Greenidge Power Plant. This study was Conducted by Dan Prusinowski of Aurora Acoustical, 745 Warren Drive East Aurora NY.

The objective of this sound surveys were to determine whether the sound levels conform to the Town of Torrey zoning law limits to noise levels received at a property boundary, which are stated in law as: between 7:00AM and 9:00 PM seventy two (72) dB and between 9:00PM and 7:00 AM Fifty (50) dB. Additional objectives were to determine whether operations of the data centers noticeably or significantly increased the background sound levels which were measured without the data centers in operation. Sound levels were measured at 5 locations on the Greenidge property boundary and 3 community sites, Village of Dresden Gazebo, and two private residences on Arrowhead Beach Rd. Mr. Prusinowski presented charts and measurement graphs for each location surveyed. He explained sound measurement unweighted, and weighted. He gave weather and wind conditions on the day. He discussed environmental sound sources as the highway -truck and vehicle traffic, pole mounted transformers, industrial operations at Vibrantz ( Ferro), periodic airplane/jets, and trains.

In his summary report it read: surveys determined the west end data centers were imperceptible and did not significantly increase the measured background sound levels at each representative survey location. The daytime measured unweighted average sound levels acceptably did not exceed the daytime sound level limit at several representative boundary locations. Daytime background noise sources caused exceptions at certain exposed locations. The nighttime measured unweighted average sound levels were dominated by the background sound sources, which alone caused exceedance to the nighttime sound level limit at each survey location. Nighttime data center operations did not significantly contribute to the nighttime ambient sound levels.

Hunter Critchlow stated his family owns property located across from the Greenidge property at mouth of the Keuka outlet. He stated that during the summer having windows open at night there is the hum that is a real annoyance. He asked why the sound study was performed in the winter. Why not in spring when the air is crisp.

Members and interested residents all concurred that leaves on trees would block/filter sound.

Question?? if Greenidge has submitted plans or has expansion In the future.

Mr. James stated there are no building or construction plans submitted by Greenidge at this time. He asked Kevin McAuliff- Attorney for Greenidge if he knew of any expansion plans at Greenidge, Mr. McAuliff shook his head no.

Mike Warner wanted to clarify that this sound survey was for data center buildings, not the plant itself, the survey results concluded that the data center noise is an acceptable level.

Dwight- Code Officer was at the data center with Dale Irwin last fall, they went into the building, the sound was deafening, they stepped back outside, once the door closed, they carried on a normal conversation. The sound level difference was amazing.

Mrs. Buddington stated she has worked with several acoustical engineers reviewing the study and thanked Mr. Prusinowski for his comprehensive study. Her concern is the sound impact on the employees at Greenidge. They are subjected to noise which is a detriment to their health. She voiced her concern for the health of the local residents hearing.

Dwight- Code Officer stated he and Floyd went on a tour of Greenidge, before entering they were given hard hats, eye and ear protection. On the tour they noted all employees were wearing the same protective gear as them, this is a mandated OSHA requirement.

Mrs. Buddington has some information on health and hearing she will send to Clerk to distribute to boards, also noise code website and measuring codes.

Brief discussion on town noise law may be too restrictive according to surveys. No action.

Bob made the motion to accept Aurora Acoustical Study on Greenidge Data Center, 2<sup>nd</sup> Floyd, carried by all

**Planning Board Bylaws** Board members reviewed the Planning Board Bylaws and found no changes needed at this time. George mentioned the Comprehensive Plan will need to be updated. The Town Board has asked the planning board to research and draft a Wind Power Law

No further business, Motion by Floyd 2<sup>nd</sup> Ellen to adjourn, carried at 9:05PM

Respectfully submitted,

Betty M Daggett