

**Village of Port Dickinson
Planning Board Meeting
November 24, 2023**

Present:	Chairperson:	Peter Dionne
	Board Members:	Ed Corcoran
		Vince Lomonaco
		Dave Robertson
	Attorney:	Nathan D. VanWhy
	Village Clerk:	Susan Fox
	Building Inspector:	not present
	Applicants:	Jay Abbey
		Justin Abbey

The meeting was called to order at 6:31pm by the Chairperson

Purpose of meeting:

Public hearing for an amended site plan form Binghamton Precast for a new batch concrete plant at 18 Phelps St.

Reference Documents:

1. Letter from Broome County planning department, Beth Lucas dated November 03, 2023.
2. Set of documents from Mr. Abbey detailing the amended proposed concrete batch plant plan

PLANNING BOARD REVIEW:

Public comment

No public comment

Summary of changes to plan from Applicant

- Similar equipment as original plan
- Plant location is changed from being parallel and next to Phelps St. to now being located behind existing production building.
- No mixer truck required to move mixed concrete,
- Concrete will be moved via existing crane similar to existing plant
- Two silos instead of three
- Will be servicing only this plant vs original plan was to truck to other plants
- New plant allows for tighter quality controls on product produced
- Less noise anticipated from amended plan

SEQR review:

Planning Board reviewed the results from the original site plan SEQR review.

Part one: Provides details that will help the lead agency (PD planning board) understand the location, size, type, and characteristics of the proposed project. Topics discussed:

Board determined no change from original part one review.

Part two: This part is used to help the lead agency identify potential impacts that may result from the project. Review of the SEQR form, does the proposed project:

- 1) Create material conflict with land use. No impact.
- 2) Change in use of land: no or small impact. Replacement of existing capacity
- 3) Character of community, no impact, because it is an existing plant
- 4) Environmental impact; none or small impact
- 5) Increase transportation or impact to transportation: none or small impact
- 6) Increase in energy resource, use of renewables: none
- 7) Impact to existing public water supplies: none, there will be a net reduction of public water due to new private well water. Drainage or sewage impact: no or none. Truck washout lagoon provided for waste removal, and it is controlled. No truck wash out, mixer will be washed
- 8) Impacts architecture or aesthetic: none
- 9) Adverse change to natural resources? no or small, still a regulated facility
- 10) Drainage problems: no or none.
- 11) Hazard to human safety none or small impact

Board determined no change from original part two review.

Part three: Part three is used by the lead agency to determine if the potential adverse impacts identified in Part 2 are significant or not. Concrete batch plants are regulated by EPA and DEC and therefore the board concluded there will not be a significant impact of this project.

Board determined no change from original part two review.

Dave Roberston made motion to declare no change to the original negative declaration to the state Short Environmental Assessment Form (SEAF).

Ed Corcoran seconded motion.

All members present approved.

Motion accepted.

No further questions on the amended site plan.

Ed Corcoran made a motion to accept the amended site plan.

Dave Roberston seconded motion.

all members present approved.

Motion accepted.

Vince Lomonaco made a motion to close the meeting.

Ed Cocran seconded motion

all members present approved. Meeting closed at 6:58pm

Respectfully submitted,

Peter Dionne

Chairperson Village of Port Dickinson Planning Board.