

**LIVINGSTON COUNTY PLANNING BOARD**  
**Meeting Minutes – April 9, 2020**

**In attendance** STEWART LEFFLER, Village of Geneseo, Chairman; DON KANE, Town of Leicester; APRILE MACK, Alternate #1; ANITA MARTUCIO, Town of Conesus; JARED RADESI, Town of Geneseo; JACK SPARLING, Town of Livonia; JOHN VAN HEUSEN, Town of Ossian; DENNIS NEENAN, Town of Lima; DAVID LUCE, Town of North Dansville; CLARA MULLIGAN, Town of Avon; JILL KALMAR, Town of West Sparta; KEVIN FAHEY, Village of Mt. Morris; C. JOAN CRUNDEN, Town of Caledonia; WILLIAM GRAHAM, Town of Groveland; ALEX PIERCE, Town of Nunda; SARAH SANTORA, Village of Caledonia; BARRY INGALSBE, Village of Lima; JOANNE PALMER, Village of Livonia

**Staff:** HEATHER FERRERO, Deputy Planning Director; SHAWN ROONEY, Planning Assistant

**Members Excused:** CATHIE GEHRIG, Town of Mt. Morris; KAREN ROFFE, Village of Leicester

**Members Absent:** KYLE MOTT, Town of Springwater; TIM BRINDUSE, Village of Dansville; KATE WILCOX, Town of York; ROBERT HAYES, Village of Avon

---

Chairman Leffler brought the April 9, 2020 meeting of the Livingston County Planning Board to order at 7:13 p.m.

Chairman Leffler led the group in the Pledge of Allegiance.

Chairman Leffler provided an overview of New York State General Municipal Law, section 239-l, m, & n and reviewed the rules for member participation and voting.

Chairman Leffler introduced and welcomed guests.

**Approval of Minutes from the February 13, 2020, County Planning Board Meeting**

Chairman Leffler asked for a motion regarding the Minutes from the February 13, 2020, County Planning Board meeting.

*A motion to approve the meeting minutes from February 13, 2020, was made by Mr. Pierce and seconded by Mr. Radesi. Ms. Santora abstained. The motion carried.*

**Zoning Referral #2020-019, Town of Mount Morris & Village of Mount Morris, Site Plan Review, Subdivision Review, and Area Variances for establishment of agricultural greenhouse facilities, including packaging, storage, mechanical, and office space on Route 408 (Applicant: CEA Fresh Farms, Inc.)**

Mr. Rooney presented the staff report. Items discussed include:

- There were concerns regarding the amount of 500,000 cubic yards of fill planned to be used.
  - Per applicant's engineers, a reduction of the amount of fill is expected, but still remain a certain elevation above the flood plains.
  - Compensatory storage is going to be provided on sight, adjacent to the flood plain for the storage that is lost.
  - This project is expected to be phased out over five years. The total fill amount will be spread out over time and not all on one farm. A lot of the materials will be generated from the site itself. All fill materials brought on will be brought on by licensed vehicles on licensed roadways and highways
- There were concerns as to where the fill is coming from especially being near the Genesee River.
  - The applicant's engineers assured that all the fill brought in will be clean fill that will be coordinated through the Code Enforcement Office of both the Village and Town of Mount Morris.
  - As for being near the Genesee River, all of grading and earth work operations will be done under the requirements of the DEC's general permit for construction activities. A complete stormwater pollution protection plan has been provided to both the Village and Town for their review.
- There was a question in regards to the projected 213 parking spaces.
  - Per applicant's engineer, the 213 parking spaces are to accommodate all the employees of the full build out of all the 8 farms. On average, each farm requires about 35-40 parking spaces.
  - The projected employment numbers for each farm were given to the Village and the Town to identify the parking demands. It is expected that each farm will have 3 shifts. A production shift from 6am-2pm, a smaller production shift from 2pm-10pm and another shift from 9am-5pm.
- Due to the size of the project, there was a question as to if the project was going to be approved in phases rather than one big general approval?
  - Brought to the County Planning Board is the overall site plan approval for the 8 farm greenhouses.
  - According to state law, if there is a significant change to the site plan, the plan would have to come back to the board for approval again before further actions can be made.
- There was a question as to where the CEA Fresh Farms Inc. headquarters is located?
  - CEA Fresh Farms is going to be a New York based corporation. Two regional areas were selected. One of which is located in the Livingston/Monroe County area of Upstate New York. The other is located outside of Atlanta, Georgia, in Lagrange, Georgia.
  - Although some building will take place in Georgia, the headquarters will be based out of New York.
- There was a question as to what the economic growth for the County will look like?
  - In a period of 5-7 years, with the number of employees, construction jobs, full time sustainable jobs, it is expected to be somewhere in the range of 200-300 million dollars or more of economic development.
- There were concerns as to where the water was coming from for hydration?

- The grow operation does not put a demand on the public water supply. The water for growing is obtained by the collection of rain water into an irrigation pond. The pond is designed to hold up to 20 days of water demand. The water is then treated before it goes into the grow system. The water is constantly recycled through the grow operation. A public water line will be provided, but mainly used to restrooms and things of that nature. There is currently no plan to utilize the Genesee River for water supply.
- There was a question as to if the plan is to ever expand from hydroponics to aquaponics?
  - Right now, the focus is on hydroponics for the commercially scaled facilities.
- There was a question as to what made this particular site the ideal site?
  - Per applicant, this particular site was introduced to them by one of their investors and individuals on the board of CEA Fresh Farms.
  - There is about 37-point checklist that needs to be checked off for a particular site in order to build their skilled facilities. One of the driving factors is that the site is located in an “Opportunity Zone,” which allows the company to attract investors and capital to be able to build the business the way they want to build the business over a 10-year period of time.
  - The “Opportunity Zone” is identified by New York State and by the Federal Government Treasury Department.
- There was a question as to why this project sparked the interest of the Livingston County Economic Development Department?
  - Per Bill Bacon, the 300 jobs that would be made available within Livingston County really intrigued his interest. As well as the mission of locally grown food that is green and sustainable is very appealing.

***A motion to recommend approval of Zoning Referral #2020-019 with board and public comments was made by Mr. Radesi and seconded by Ms. Kalmar. Abstention from Mr. Fahey. The motion carried.***

### **Local Announcements**

None.

### **Other Business**

- The 2020 US Census is ongoing. The Census started mid-March. A letter should have been received by mail about responding online or by phone. You can mail in your response as well. All responses are accepted through July 31<sup>st</sup>. Livingston County has a goal to surpass the 2010 response rate of 66%. Currently, Livingston County’s response rate is at 42%. You can go to Google and type in “2020 US Census Response Rate Map” and it will bring you to a website where you can zoom into New York State and even specifically Livingston County to see what that response rate is.
- Due to the COVID 19 pandemic, Livingston County does have COVID 19 resource webpage. The Livingston County Planning Department, in coordination with the Livingston County Department of Health, put together an interactive map to show the current COVID 19 cases and status of individuals within Livingston County who have contracted the virus.

- Livingston County in coordination with Foodlink of Rochester is doing drive-thru food giveaways to Livingston County families who could benefit from these food giveaways due to COVID 19. These events are hands-free events. Foodlink of Rochester is donating 600 boxes to Livingston County to be distributed on two different dates. One at the Dansville High School and one at the Geneseo Central School. Pre-registration is required in order to receive a food box. Directions and the link for pre-registration will be posted on the Livingston County social media pages when available.
- The Livingston County Administrator has been doing live COVID 19 Q &A sessions on the Livingston County's official YouTube page.

The next County Planning Board meeting will be held on May 14, 2020.

**Adjourn**

***A motion to adjourn was made by Mr. Fahey and seconded by Ms. Kalmar. Motion carried unanimously.***

The meeting adjourned at 9:10 p.m.

Respectfully submitted, C. Joan Crunden, Secretary

Recorded by Jocelyn Bishop, Senior Typist