

Draft Minutes – NOT Board approved at this time

August 3, 2016

The regular meeting of the Wheatfield Planning and Zoning Board was called to order at the Wheatfield Town Hall at 7:00 p.m. by Chairman Walt Garrow.

Present: Richard Muscatello, Donald Proefrock, Melissa Germann, and Walt Garrow.

Absent: Michael Polek.

Also Present: Tim Zuber, Drew Reilly – Wendel; Supervisor Cliffe, Councilmen Helwig and Gerbec; members of the public.

Moved by D. Proefrock, Seconded by R. Muscatello to approve the minutes of July 6, 2016 with one correction. Motion unanimously carried.

Summary of Agenda:

Public Information Meeting for Empire Pipeline Natural Gas Dehydration Station, 2251 Liberty Drive, Wheatfield, NY. Chairman Garrow opened the Information Meeting at 7:05PM. Representatives from Empire Pipeline summarized the project for all in attendance. Notable information included: (1) the number issue at other meetings has been air emissions. National Fuel/Empire has a guarantee of 99.9% destruction efficiency for the dehydration station. The actual expected efficiency should be 99.995%. (2) The second issue at other meetings has been noise from the proposed station. Once the station is built, the background noise will be less than the existing noise level (which is vacant land). (3) Representatives also outlined the Emergency Response to any event. Empire claims that emergencies are rare but are almost always within the fence to be installed. National Fuel will offer training at the conclusion of the build. Annual training will also be offered to local fire departments. (4) Lighting: a detailed light photometric study was provided to the Planning Board. The study indicates that there will be NO visible light outside the fence area of the proposed project. (5) Landscaping: berms to be added around the fenced area of proposed project along with the addition of approximately 200 trees. (6) There will be a deed restriction filed along the North end of the property. This deed restriction will keep the northern 15 acres undeveloped. (7) At the beginning of July 2016, FERC prepared and issued an Environmental Assessment of the Northern Access 2016 Project. FERC determined that there will be NO environmental impacts due to the construction of the dehydration station in Wheatfield, NY.

The Informational Meeting was opened to public comment/input at 7:25PM. Notable concerns and questions included: (Q) What will be done with property owned by National Fuel located in Inducon Industrial Park? (A) The property will eventually be sold. (Q) Oxidizers can fail. How will this be monitored? (A) The facility is designed to be safe. The oxidizer will be monitored. If there is any failure, alarms will alert the company. (Q) Why did National Fuel recently mail out the postcard to residents? Why did the company not do outreach earlier in the process? (A) The postcard was sent out to residents because inaccurate information was being relayed to the citizens. (Q) When and how will the air quality be tested? (A) Empire has provided data about air testing before, during and after construction of this proposed facility. (Q) Can the information provided to the Town be made available on the Town's website? (A) The Town will work to scan and upload and/or hyperlink the information to the Town's website. (Q) What studies have been done for the 99%

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efficiencies? (A) The stack emission test will be done by a third party. (Comment) Resident suggests a non-affiliation third party for testing. (Q) What does this proposed project do for the Town residents? (A) Proposed project will provide natural gas and taxation to the Town. (Q) Report states that this proposed project may run approximately 2 times a year. Other facilities ran 3 to 5 times in 2015? (A) Correct. So far other facilities have not run at all in 2016. (Q) Is it possible for National Fuel to get more of the water content out prior to getting the dehydrator in Wheatfield? (A) Ask FERC again. It is FERC who determines if a project is necessary. (Q) Not confident in the emission data provided. Is there any chance to learn the real emission info? Should the Town visit another facility? (A) The Town has received scientific data. (Q) Please clarify, the monitoring system on the stack monitors equipment, not discharge and that the stack test is only required at the beginning. (A) Yes.

Board Actions

Motion made by D. Proefrock, Seconded by M. Germann to close the Public Informational Meeting at 8:05PM. Motion unanimously carried.

Sketch Plan Review for Dr. Vigna’s medical offices, 6941 Williams Road, Wheatfield, NY. Applicant is in the process of purchasing the property located at 6941 Williams Road. Applicant would like to convert the existing building (restaurant) into a medical office for his business. Some changes to the outside of the existing building will be made. Most of the changes will be made to the inside of the building. Several conditions for Site Plan must be met.

Board Actions

No action required by the Planning Board at this time.

Next meeting: September 7, 2016.

Motion made by R. Muscatello, Seconded by D. Proefrock to adjourn the meeting at 8:40PM. Motion unanimously carried.

Respectfully Submitted,

Melissa Germann, ‘Fill –in’ Secretary