

York Planning Board  
July 26, 2023 – 7:30 pm  
Meeting

Present: Joe McIlroy, Alan Brightman, Chris Wall, Zack Kobylanski, Dave Dermody, Steven Carroll  
Others: Donna Falkner, Carl Peter, Kurt Richenberg, Jim Campbell, Esq., Chris Noble, Mike Shantz

7:30 pm – Chairman McIlroy opened the meeting with Pledge to the flag.

**Resolution:**

Mr. Kobylanski moved to approve the July 28<sup>th</sup> minutes, Mr. Wall seconded. All in favor, carried.

Ayes – 5

Nays - 0

Mr. McIlroy said the Just a Kitchen public hearing did not get advertised in time so tabled until after the Public Hearing on August 23, 2023.

Natural Upcycling – Chris Noble & Mike Shantz (from Ontario, Canada)

- Mr. Noble said he started in 2014 out of Linwood repurposing food for the digester into creative energy. Nine states plus British Columbia produce energy, compost, and animal feed to keep it out of landfills, to do right for the environment.
- Currently based at Noblehurst, warehouse in Pavilion, one in Batavia and one in Newark. When Tabtronics became available they decided to consolidate Linwood and Newark into one.
- Mr. Peter said they need a special use permit to turn Tabtronics into upcycling. No structural modifications currently, they are just looking to add another dock ramp.
- Mr. Shantz runs the business west of Toronto, Canada since 1986 and is looking for waste for pig farms. In 1991 he put in his first dryer making milk into powder to feed animals. All products not used for human consumption, it is a good product for weaning pigs and has had no complaints from neighbors.
- Mr. McIlroy asked what they needed at the facility other than electricity, water & sewer.
- Mr. Noble said they do not use any more water than a residence would, and they are already hooked up to sewer. The biggest thing would be electricity and gas, they now have more power than they need now.
- Mr. Shantz – use a wastewater tank and do not use a lot of water. May have to upgrade gas lines.
- Mr. McIlroy asked how the product goes in and out.
- Mr. Noble said self-contained wastewater, same for packaged products brought in. In Newark they use a basin and put on a trailer to the digester.
- Mr. McIlroy asked what becomes of the packaging.
- Mr. Noble said the packaging is packed up and sent out. Milk will be the primary. There is more value to the food if fed to animals rather than put in landfills.
- Mr. Wall asked if juices and coffee syrup go in with the milk.
- Mr. Noble said they are kept separate from the milk.

- Mr. Carroll said so it is compartmentalized.
- Mr. McIlroy – and you repurpose dairy products.
- Mr. Noble said the cardboard is baled and sent out separate from the plastic collected.
- Mr. McIlroy asked what products were going to the digester.
- Mr. Noble said juices and coffee syrups.
- Mr. Brightman asked liquids only and Mr. Noble said yes.
- Mr. McIlroy mentioned rodent control. Mr. Noble said a lot of it is shelf stable.
- Mr. Brightman asked how many employees? Mr. Noble said he had seven right now but thought there would be 10-15 in the new facility.
- Mr. McIlroy asked about the hours of operation. Mr. Noble said presently 6-6. Mr. Shantz said at his place the dryer runs to 2 or 3 am but it is quiet. They use roller dryers (used to make instant mashed potatoes), but it basically evaporates.
- Mr. McIlroy asked about the noise of fans. Mr. Shantz said they have a fan but very little noise and that they had met all Canadian guidelines. He said no one even knows they are there.
- Mr. McIlroy asked what about truck traffic? Mr. Noble said 5 to 6 trucks per day and there is a big parking lot.
- Mr. Wall asked if there were any future plans for a digester there. Mr. Noble said there is a possibility of expansion there but not a digester.
- Mr. Wall asked if there would be an impact on the neighbors. Mr. Peter said Tabtronics, which had 40 to 50 employees, hours were 7 to 3:30, so hours may be an impact.
- Mr. Peter asked about refrigeration. Mr. Shantz said they may have to put a tank in, but they usually process food right away. Do not need to run truck refrigeration which is very loud. The trailers stay cold for 48 hours so do not need to run the reefers all night.
- Mr. Carroll asked where the bales were stored? Mr. Noble said inside.
- Mr. McIlroy said they need a site plan. Not changing the site at all but they need to show extra dock. Mr. Campbell agreed it should be on site plan.
- Mr. Wall asked about noise restrictions. Mr. McIlroy said they must meet the noise level in code, p 34. Same goes for odor. Mr. Peter said they would have to show compliance by a third-party inspection.
- Mr. Campbell asked if there would be any free-standing signs. Mr. Noble said they had not talked about it but would be changing signs on the building.
- Mr. Shantz said that primarily steam would be just going out, do not see much of it in summer.
- Mr. McIlroy regarding preliminary site plan just need it a little larger with extra dock. We need it to go to the county by Monday so would have to be to Carl by Friday. We need a site plan for the special use permit.

Mr. Campbell said to make sure the county sees the special use permit also. The stacks will not exceed 35 ft., correct? Mr. Shantz said no.

**Resolution:**

Mr. Kobylanski moved to send the preliminary site plan and the special use permit to the county, Mr. Brightman seconded, all in favor, carried.

Ayes – 5

Nays - 0

**Resolution:**

Mr. Brightman moved for a public hearing for Natural Upcycling at 7:00 pm on August 23, 2023, Mr. Kobylanski seconded, all in favor, carried.

Ayes – 5

Nays - 0

**York Milling & Grain**

- Mr. Wall asked if they did not need a light on top like the Verizon tower a few years ago. Mr. Peter said it was not needed.
- Mr. Peter said they would be grinding corn into meal and may add to it to get oil out of soybean using existing buildings.
- Mr. McIlroy said he told them they needed a staging area to get the trucks off the road.
- Mr. Peter thinks they are moving the west driveway farther west.
- Mr. McIlroy said we still must do SEQR once they get an area variance for the height (125 ft.) Mr. Campbell said yes, they will come to us to do SEQR since we are the lead agency. Mr. Peter said they received a height variance of 80 ft. for the bins.
- Mr. Wall asked if they must show fall information like the cell tower radius? Mr. Campbell said we could ask for an engineering analysis for the fall zone if it is a concern.

**Resolution:**

Mr. Kobylanski moved to adjourn at 8:30 pm, Mr. Brightman seconded, carried.

Ayes – 5

Nays – 0

Respectfully submitted,  
Donna Falkner

**Amendment:** A motion was made to move the public hearing for Just a Kitchen to August 23, 2023 at 7:15 pm