

Town of Northumberland Planning Board

Minutes

Accepted by the Planning Board

Monday, April 8, 2013 7:30 pm

Page 1 of 3

Present: Susan Martindale, CJ Lofgren, Jayme Heber, Lisa Black and, Melanie Eggleston, Brit Basinger Jeff King - Vice Chairperson and Wayne Durr, Chairperson.

Absent: John DeLisle

Town Employees Present: Tia Kilburn and Clerk, Richard Colozza, Code Enforcement Officer

Mr. Durr Chairperson opened the monthly meeting at 7:30 PM.

All in attendance stood and recited the Pledge of Allegiance

OLD BUSINESS

None

NEW BUSINESS

Application #: 0005-13, Applicant: Amerigas, Mr. Keith Ford, introduced himself as the *Director of Terminal Operations for Amerigas*. He stated they have 26 facilities within the United States to transload LPG which is Liquefied Petroleum Gas. The company feels that this site in Gansevoort would work well for a project they are working on in Hudson Falls, they need somewhere close to that facility. He stated his company spoke with the Canadian Pacific Railroad and they recommended this location. In addition he stated Amerigas not only follows all State regulations but all Town protocols for the employee and community's safety. He said it will be small and simple not to interrupt any other business or resident in the area, they have been without incident. He explained the use of special equipment used to unload the gas from the rail car to the tankers. He stated there would be 2 rail cars per day and it takes 3 or 3 1/2 tankers to unload each rail car and they will operate 3 or 4 days a week. Mr. Durr asked how many rail cars and for how long would they be left there. Mr. Ford stated no cars would be left standing and there would be about 7 trucks a day total. Ms. Lofgren reiterated the rail cars would be completely unloaded by the end of each day. Mr. Ford said yes. Mr. Heber asked if it would be completed by dusk each day or if there would be lighting, Mr. Ford responded no lighting for safety of the employees they would not work after dark. Mr. Durr asked Mr. Colozza if there were any other use of that area, Mr. Colozza stated Stonebridge Iron and Steel unloads steel from rail cars there. Mr. Durr asked Mr. Ford if he has contacted Stonebridge Iron and Steel, Mr. Ford indicated no. Mr. Basinger asked who owned the property, Mr. Ford stated Canadian Pacific Railroad. Ms. Martindale reiterated that the rail cars would be dropped off, unloaded and then removed empty. Mr. Ford said yes, they would unload them and then release them back to the Railroad. Mr. Basinger asked how much use there currently is each day, Mr. Colozza said Stonebridge Iron and Steel maybe once a day and then the Railroad uses it to unload equipment for repairs on the tracks. Mr. Basinger asked if there have been any complaints on the use, Mr. Colozza responded no. Ms. Lofgren stated there should not be as much noise unloading LP as there is unloading iron and steel. Mr. Ford responded no, just the compressor they use to unload, he explained the tankers, rail cars and the compressor each have 3 ports that have special hook ups, 2 are for vapor and 1 on each is for the liquid gas, the trans loader also has emergency shutoffs the compressor uses vapor pressure and pushes the product from the transport to the truck. Mr. Durr asked what the clearance requirements were, Mr. Ford stated State usually has a 50' requirement however Amerigas likes to double the area to 100', Mr. Durr asked if they had that space available. Mr. Colozza said he invited Mr. Ford to address the Board tonight and a packet will be sent to Jim Mitchell, the Town's Engineer, the Fire Department and to the State for their review. Mr. King asked if the increase in traffic would be an issue, Mr. Colozza responded it is in the Industrial Zone. Mr. Durr asked if they had anything from the Highway Superintendent, the Clerk stated she had talked to Neil Petteys, the Highway Superintendent and he expressed he did not have any concerns with the operation. Mr. Ford stated only Amerigas carriers would be trans loading. Mr. King stated they

Town of Northumberland Planning Board

Minutes

Accepted by the Planning Board

Monday, April 8, 2013 7:30 pm

Page 2 of 3

need to evaluate the application for a special use permit and see what Zoning covers. Mr. Colozza said they could consider it a public utility like National Grid. Mr. Basinger stated it sounds like this is highly Federally regulatory for the use and operation so this Board needs to review for the health and safety of the community then send it to Mr. Mitchell, Doug Ward, the Town's Attorney and the State Department. Mr. Ford agreed and said they will file all required reports and safety plans that are required. Mr. King asked if the site is ready to begin the operation now. Mr. Ford stated they would probably bring in some crushed rock to stabilize the ground because it is soft. Mr. Heber asked if there were any need to upgrade security with a fence, Mr. Ford said no, they will be operating there all the time. Mr. Heber stated his concern was the kids at night. Mr. Basinger stated they have to look at the safety and welfare of the public. Mr. Ford said the biggest problem they have at other sites is kids "tag" the rail cars with graffiti, he then added the valves are always locked and secure they will file a draft copy of the emergency plan with the Fire Department and revise it as they see fit. Mr. Durr asked where the tankers destination was once they were loaded. Mr. Ford said to storage facilities and Amerigas is considered wholesale within their own company otherwise there is a whole different set of regulations they have to follow for retail sale. Mr. Basinger asked if lp has ever been transported out of there before, Mr. Colozza responded no. Mr. Basinger then stated there is a certain level of technical review to comply with safety. Ms. Lofgren asked if there was a fence there now, Mr. Ford said no. Mr. Heber asked what would be the most catastrophic event, Mr. Colozza said lp gas is liquid but when it hits the air it turns to vapor and would rise. Mr. Ford stated referring to the spill survey, this is no spill because it turns to a vapor rises and then dissipates. He added the only one he is aware of within the past 4 years is another company not Amerigas in California had a rail car ignite they hit it with water and it went out, that was because someone not properly trained used a cell phone on top of the rail car while trans loading. Mr. Durr asked Mr. Colozza what has been done so far for this project. Mr. Colozza replied they took measurements to the Church, the house across the road and the road itself and he said there will need to be a train stop on the end of the crossing. Mr. Ford said yes they will work with Canadian Pacific to put a bumping post. Mr. Heber asked how long the spur was, Mr. Ford said about 650'. Mr. Heber asked how many rail cars will be there at a time. Mr. Ford responded two. Mr. Heber asked if Amerigas would be able to move the cars, Mr. Ford stated Canadian Pacific will be the only ones to move the cars. Mr. Colozza stated the Board should look at the driveway, it should be an in and out loop so the trucks can load and then just pull out without having to turn around. Mr. Ford said they would prefer that. Mr. Durr asked if there was an application for this project. Mr. Colozza said not yet, Mr. Basinger stated they need to submit an application with the information packet. Mr. Colozza agreed and stated he was planning on a meeting with Mr. Mitchell, Joe McGrath, a Department of State Engineer, State Fire Prevention and the Chief of the Fire Department. Mr. Ford said he will supply the Board with a piping and shutoff diagram regulated by the State Fire Marshall. Mr. Heber asked if the compressor unit would remain on site, Mr. Ford stated they usually find a safe secure local site to store it over night and when it is not in use. Mr. King reiterated they would bring the compressor unit in and out everyday. Mr. Ford said yes and discussed the photos of a "boom truck" with the unit mounted on it. Mr. Colozza stated they should all have black and white photos and an Arial photo. Mr. Basinger reiterated the trans flow unit or compressor is on the truck, Mr. Ford stated yes. Mr. Durr asked if there were any other questions, none were noted. Mr. Durr then stated Mr. Colozza can help Mr. Ford through the process. Mr. Heber asked if they needed a public hearing, Mr. Durr said no, Mr. Ford interjected and said public hearings are important because they like to keep the community informed and answer any questions or concerns they have. Ms. Martindale asked what time frame they were thinking to begin the operation, Mr. Ford said next winter. Mr. Heber asked if the Fire Department would need anything special, Mr. Ford responded no. Mr. Durr reiterated the Fire Company did not need any special equipment, Mr. Ford agreed.

ACTION

Mr. Colozza will schedule a meeting with Mr. Mitchell, the Town's Engineer, Joe McGrath, a Department of State Engineer, State Fire Prevention and the Chief of the Fire Department.

Town of Northumberland Planning Board

Minutes

Accepted by the Planning Board

Monday, April 8, 2013 7:30 pm

Page 3 of 3

MISCELLANEOUS

Mr. Durr asked if there were any other business for the Board, none was noted.

Mr. Heber made a motion to approve the March meeting minutes as presented,

Ms. Lofgren 2nd the motion,

All in attendance unanimously agreed.

Mr. Heber made a motion to adjourn the monthly meeting at 8:11 pm,

Ms. Martindale 2nd the motion,

All in attendance unanimously agreed.

FUTURE MEETINGS:

Regular Planning Board Monthly Meeting May 13, 2013, 8:11 PM, as needed.

Respectfully Submitted,

Tia Kilburn,

Planning Board Clerk