



William D. Reilich
Supervisor

TOWN OF GREECE

PLANNING BOARD

MINUTES

NOVEMBER 4, 2021

Work Session Began: 6:30 p.m.

Meeting Began: 7:00 p.m.

Place: Community Conference Room, Greece Town Hall

Present

Alvin I. Fisher, Jr., Chairman

Christine R. Burke

Richard C. Antelli

Jamie L. Anthony

John Geisler

William E. Selke

Michael H. Sofia

Michelle Betters, Planning Board Secretary

John T. Caterino, Clerk of the Planning Board

Matthew Trau, Junior Engineer

John Gauthier, P.E., Associate Engineer

Christopher A. Schiano, Esq., Deputy Town Attorney

Absent

Additions, Deletions and Continuances to the Agenda

Announcements

Policy of Decorum

PLANNING BOARD MINUTES
November 4, 2021

PUBLIC HEARINGS

Old Business

None

New Business

None

SITE PLANS

Old Business

None

New Business

Applicant: Li-Cycle North American Hub, LLC

Location: 50 and 205 McLaughlin Road

Mon. Co. Tax No.: 089.04-1-3.21 and 089.04-1-3.22

Request: Site plan approval for the construction of a hydrometallurgical processing facility (multiple buildings and exterior equipment/storage tanks) related parking, utilities, grading, and landscaping on approximately on 119.49± acres.

Zoning District: IG (General Industrial) and EDIO (Economic Development and Innovation Overlay)

The following is a synopsis of the discussion pertaining to the above-referenced request.

Chris Biederman, Kurtis Boehm, Jackie Jordan, Li-Cycle , presented the application:

Mr. Biederman: This an introductory presentation to development area number II. If you recall from our conceptual review we have split our site plan package into two. This is meant to give an overview of the package we have submitted for the HUB. We are happy to zoom into any of the areas of you would like more detail. At the end we will show a "fly-run" which is a vantage point of what the site looks like virtually.

Mr. Boehm: I would like to thank you for allowing us to present; the following slides are intended to be a high level step into the package. I will highlight the important points, and after, if you would like, we can answer any questions you have. We show that we are meeting the zoning requirements of the HUB parcel. As far as storm water, we are utilizing an existing storm water management basin that was constructed east of the parcel. We show the basin and we will have a series of storm water collection inlets and underground infrastructure associated with the HUB itself that will carry to the east and then deposit into the existing basin. The intent is to take the design and prove what our development is creating in terms of impervious surface collected storm water is within the bounds of the previous design and construction. As it relates to utilities, I will show where the utilities are from. Our domestic sanitary sewer tie in is located on the south east corner of the HUB parcel. This will be with Monroe County Pure Waters, our potable water is on the western edge of the HUB parcel, and this is fed by the Monroe County Water Authority (MCWA). This system is managed by RED

PLANNING BOARD MINUTES
November 4, 2021

Rochester within the park and MCWA feeds that system, but beyond the connection in the park RED meters and monitors it to our site. For fire water, this tie in is on the McLaughlin Road and enters the park from the north. It is exiting, runs north and south, and we will be tying in and creating our own fire water loop. There will be off shoots to feed hydrants as well as fire sprinkler system that is located within the buildings.

Mr. Fisher: Do you use any processed water?

Mr. Boehm: No we will not be tying to RED's processed water system. The potable water will be used for restrooms, sinks and safe shower wash systems. The electric is fed from RED Rochester and this is tie in on the western side of the site. We will have a high voltage switch gear room which will distribute out about the site. Steam will also come from RED located on the western side of the site. Chilled water and compressed are similar to the steam tie in and the tie in location is in the same vicinity along the pipe rack to the west, then distributed to the rest of the HUB. Finally, we do have a tie into RED's industrial sewer, which lands at King's Landing water treatment facility. We will have a positive affluent stream that comes out of the HUB, dumps into the industrial sewer, and then is carried via the existing force main up to the middle section of the park.

Mr. Fisher: Do you have substantial output to that sewer?

Mr. Boehm: No, I wouldn't say its substantial, its intermittent discharge. We have a pretreatment system on the parcel itself, we will store, test it, and if it needs to be pretreated and if it needs to be treated, we will run it through that system and discharge it to the industrial sewer at the rate that we have with RED Rochester.

Mr. Fisher: There are 50 cars going in but only 20 going out.

Mr. Boehm: One of the reasons we do not use any processed water is that the water within the HUB comes from the free agent chemicals as they are introduced they are broken down and that is where essential get the majority of our water and recycle it through our facility.

Mr. Fisher: What happens to the difference in tank cars going out?

Mr. Boehm: That other liquid gets captured in the other products that are taken away from the HUB via bulk bags.

Mr. Biederman: That is a good question. The 20 rail cars that leave our facility is one of the products and the remainder of our products get bagged up and sent out by truck via the warehouse. If you look at the chemistry component to it, that is where a lot of the free agents will go. For example, we bring in sulfuric acid which has a little sulfate molecule in there, that ultimately goes into make other sulfates, so it goes as a solid.

Mr. Boehm: This slide shows the lighting. These are dark sky compliant lighting and this shows where the poles will be. We will have internal light for the site, as you know we will run 24/7 operations and we are working to get a light package that will show where the additional lights will be. This slide shows traffic flow. Not only to the campus, but also within the warehouse and HUB development. Interstate 390 is to the west, Ridgeway Avenue to the north, McLaughlin Road heads south to the campus. We do have internal flow represented by the blue and green arrows. The intent is that the black mass is delivered to the warehouse, where it's analyzed, sorted and racked. Then delivered to the HUB for processing.

Mr. Fisher: You have the Spoke within Kodak Park, do those trucks stay with in the park? It would seem they could travel within the roads of Kodak, you would reduce the impact on public roads.

Mr. Boehm: I will check on that.

PLANNING BOARD MINUTES
November 4, 2021

Mr. Fisher: How many trucks of black mass by public roads to the site, where are they coming from?

Mr. Boehm: Spoke II in Rochester, Spoke III in Arizona, which will be operating in February and we have plans to build another spoke in Alabama, next summer. There is a chance we could have black mass delivered externally.

Mr. Fisher: Can you estimate how much will come from Spoke II? We expect to see and hope to see a lot more of the data and staff will have the opportunity to review the data provided.

Mr. Boehm: There will be traffic that bypasses the warehouse and enters the Spoke. There are a few deliveries that come out of the spoke. One delivery is our reagents, we have a quick line unloading station by truck, and it is automatically placed out of the truck into the storage silo. We do have three other reagents deliveries by truck. The traffic pattern is internal and then they exit the site. The last component is our rail traffic and it is represented by the purple arrow. We will have the bulk of our reagents delivered by rail, this is existing and currently there are two spurs. We intend to build a third to the north and are anticipating 50 inbound reagents deliveries per week, 20 outbound per week. The outbound cars will contain one of our byproducts from the HUB. When I spoke of the third spur that will be dedicated to the rail car unloading, the middle will be unloading, and the third will be for shuffling of cars. The reagents are just in time delivery so we will be bringing those down in lots, unloading in the most expedient fashion as we can, we will then take the deliveries back off the HUB parcel preparing for another lot delivery.

Mr. Boehm then provided a virtual tour of the HUB site.

Mr. Caterino: As stated, this is Phase II of the project. This Board has seen the overall site at the concept level and referred the warehouse (Phase I) for administrative review, which is still on-going. This application is also before Town Board for special use permit and the Board of Zoning Appeals for special use permit for storage capacity of the chemical storage tanks. In addition, Town Board is the lead agency for SEQRA review, which is a Type I action, and that review is still ongoing and this Board will not be able to act until that process has been completed. We do recognize this project could evolve over time and there could be revisions and modifications at later dates and would probably need to incorporate some language in the approval to give staff the flexibility to review the modifications.

Mr. Gauthier: I have had some discussion with the design team about grading and drainage. I'm expecting to see revised plans to address that. Similarly, I had discussion primarily about the warehouse and it applies similar to this with the regulatory status associated with the drainage basin and exactly where the drainage from the existing storm water facility discharges to. Originally, it made the assumption that it was going to the Genesee River and on a recent project we found much of the drainage in that area does in fact enter into a combined system. It would not have a tremendous impact on how the project is designed but would have an impact on the regulatory status. I have conveyed that to the design team, from an engineering standpoint and the design is progressing and look forward to reviewing it.

Mr. Fisher: I am glad we have Jackie as a member of the team, I had to deal with the same kinds of chemicals and the important thing is safety. This also helps with the environment by preventing contamination and problems with injury. I applaud your presence.

Ms. Jordan: I could not agree more, we are passionate about safety everyone takes pride in how we are putting safety in every part of the future of this company. I'm so happy to be here.

Mr. Geisler: I'm concerned about the environment, is the water treated after it reaches the station?

PLANNING BOARD MINUTES
November 4, 2021

Mr. Boehm: We do have a pretreatment system on site.

Mr. Biederman: The way it is treated is by boiling any contaminants in that water and do not boil off so what you are getting is a fairly clean water that comes off that is what discharged, the waste is bagged off as a waste product.

Mr. Geisler: What about the air. Did neighbors have concerns?

Mr. Biederman: We do have throughout the site emissions points that remove contaminants, there are no contaminants that leave the site before it goes through a control device. We did have a public meeting and hardly anyone showed up and have not had any feedback.

Mr. Boehm: We will be working with the building department regarding the buildings on the site.

Mr. Fisher: Because the building department may not be familiar with some of the processes that you are using, they will be engaging the services of a group that is familiar and that is familiar with this kind of operation to be sure that these buildings and processes meet the codes that are applicable from the state and federal government. We are going to need that information before we act on the application.

Mr. Sofia: I'll piggy-back your thoughts, Jackie what is your history in health and safety. And has Li-Cycle hired any third party entity?

Ms. Jordan: I have been in health and safety for about 15 years, I have a Master's degree from RIT and I have worked various construction sites in Syracuse with mechanical contractors. I have worked with DEC to rectify the rinse recycling plants for the redi-mix trucks. I have done environmental health and safety in a lot of different areas. Safety is high on my list of favorite topics. For the construction of the site we are hiring a third party to be on the site full time and will hire a safety specialist which will be a direct hire.

Mr. Schiano: How volatile is the chemical coming from the rail cars?

Mr. Biederman: From a vapor point of view, no, generally they are stable chemicals but will and we can have a detailed discussion and we are taking this very seriously. It has to be handled safely. One other point is that we are hiring for the HUB already so one key objective to bring in operating staff early in the program, the intention is to bring in the experience with offloading these types of materials to make sure that what we are designing is appropriate and safe. You will have the specifications for the tanks and have that in the SEQRA review as well.

Mr. Fisher: Critical is the third party review.

Mr. Sofia made a motion, seconded by Mr. Antelli, to continue the application to the November 17, 2021 meeting, as requested by the applicant.

VOTE:	Antelli	Yes	Burke	Yes
	Geisler	Yes	Anthony	Yes
	Selke	Yes	Sofia	Yes
	Fisher	Yes		

**MOTION CARRIED
APPLICATION CONTINUED TO
NOVEMBER 3, 2021 MEETING**

PLANNING BOARD MINUTES
November 4, 2021

SPECIAL PLANNING TOPICS

Old Business

None

New Business

None

ADJOURNMENT: 8:10 p.m.

APPROVAL OF PLANNING BOARD MEETING MINUTES

The Planning Board of the Town of Greece, in the County of Monroe and State of New York, rendered the above decisions.

Signed: _____

Alvin I. Fisher, Jr., Chairman

Date: _____