



M E M O R A N D U M

TO: Agency Members and Designees

FROM: Terry Martino, Executive Director

DATE: June 6, 2012

RE: Regulatory Programs Committee Agenda

(1) Approval of Draft Committee Minutes for May 2012

(2) Deputy Director - Regulatory Programs Report (R. Weber)

(3) 2012-59 (C. Parker)
Peter and Denise Ward
Town of Ticonderoga, Essex County
Moderate Intensity Use

JURISDICTIONAL PREDICATES: §809 of the Adirondack Park Agency Act and NYCRR Part 578

PROJECT STATUS/TIME CLOCK:

1. Completion Date: May 5, 2012
2. 45 Day Clock: June 19, 2012
3. 60 Day Clock: July 4, 2012
4. Public Comment: May 24, 2012

DESCRIPTION OF THE PROJECT: A small meat processing facility adjacent to the Ticonderoga Business Park. The proposed facility will include construction of one building, which will be 50 by 150 ft in size and approximately 25' in height. It will be served by the Municipal water and sewer systems. A parking area to accommodate 20 vehicles is proposed off Commerce Drive. The exterior color of the building will be tan and green. No outside storage areas or pasture areas are proposed; all activities will occur inside the building. The interior of the building will include 6 pens, 3 coolers, freezers, processing areas, an employee lunchroom and restroom, an office for the USDA inspector, and a small retail area for direct sale of processed meats. The facility will operate Monday through Friday, 5am to 5pm, and will process a maximum of 10 animals per day; primarily beef cattle, but also pigs, goats, and sheep. The facility will process all parts of the animal; renderings, blood and by-products will be stored in

freezers and collected weekly by licensed haulers. No outside storage areas, pasture areas or waste disposal areas are proposed; all activities will occur inside the building. The business is expected to employ up to 12 full-time and 2 part time employees year-round. Pursuant to their decision filed with Town Clerk on March 13, 2012, The Town of Ticonderoga Planning Board has conditionally approved the meat processing facility.

The project also requests after-the-fact approval for Bruce and Karen Crammond's subdivision that created the 22.2±-acre site where the facility is proposed and a 9.82±-acre lot.

ISSUES AND DISCUSSIONS: Prevention of odor impacts. Compliance with the local sewage use ordinance and final review and approval from the Town's Municipal Sewer and Water departments.

RECOMMENDATION: To approve with conditions

EPS: C. Parker

RASS: S. Lalonde

LEGAL: M. Goroski

ECONOMICS: D. Kelleher

(4) Old Business

(5) New Business

TM:REW:mlr