

TOWN OF GLEN PLANNING BOARD

MINUTES OF MEETING HELD JULY 20, 2018

A meeting of the Town of Glen Planning Board was held at 7 Erie Street, Fultonville, New York, on Thursday, July 20, 2018 at 7:30 pm.

The following members of the Town of Glen Planning Board were present:

Timothy Reilly, Timothy McMurray, Patrick Rose, Cheryl Huxhold

The following member(s) of the Town of Glen Planning Board were not present: Sandra Hemstreet, Rosalie Farina, Nancy Langon

Also present at the meeting were: N/A

A quorum of the Planning Board being present, the meeting was called to order by Chairman, Timothy Reilly, followed by the Pledge of Allegiance and a moment of silence. Meeting notes were recorded by Timothy McMurray and drafted by Secretary, Sandra Hemstreet.

Cheryl Huxhold moved to approve the minutes of the Planning Board meeting held on June 21, 2018. Patrick Rose seconded the motion. Timothy Reilly and Timothy McMurray voted in favor of the approval.

Old Business

Timothy Reilly noted that the proposed Planning Board By-Laws were currently under review the by the Town Board. At this time there has not been word as to the adoption of the proposed updates to the By-Laws.

Mr. Reilly noted that the Planning Board reviewed its proposal for a Town of Glen website with the Town Board. The proposal was approved, and Sandra Hemstreet was designated lead to work with Deborah Chan, Webmaster for Montgomery County, to get the website created and up and running. Mr. Reilly noted website updates should be seen within the month.

New Business

First order of business: Timothy Reilly indicated that the Planning Board conducted a workshop on July 20, 2018 at 6:30pm to review permitted uses in the Glen Industrial Park. Currently commercial solar is not a permitted use and there is desire to make updates that would change this. The Planning Board reviewed verbiage used by the Town of Florida and the Town of Canajoharie for ideas. Mr. Reilly noted he would ask Sandra Hemstreet to develop verbiage that could then be reviewed by the Planning Board. Once agreed upon, the verbiage would be sent to the Town Board for review.

Second order of business: Timothy Reilly noted that the Planning Board was asked to sign a resolution for the regulation of natural gas infrastructure and air emissions. This is related to a compressor station being upgraded on the natural gas pipeline. Mr. Reilly was uncertain if impacts the Town of Glen and requested a hold until the August meeting to discuss the subject further, due to the missing Planning Board members. He noted that at this point there was not an urgency to adopt any changes that would then need to be reviewed by the Town Board. The subject was tabled for August.

Third order of business: Timothy Reilly indicated that John Thomas, Town Supervisor, submitted a special use permit request for a public building. The Town of Glen is looking to build a new highway garage on existing property owned by the Town. The site, on Auriesville Rd, is owned by the Town and is currently home to the salt shed (5 -acre property). The area is zoned rural residential, so the Town is requesting a special use permit. It was noted that a SEQR review would be required and there was discussion regarding the need for a public hearing. Mr. Thomas noted that the Town will need to send out certified letters to neighbors within 500 feet of the facility and that this constituted two (2) individuals. The building dates back to the 1950s and currently requires the Town to order special, smaller equipment in order to fit in the building. The proposed building would consist of a 10,000 sq/ft highway garage and 1,000 sq/ft of office space. The Town offices would

move to this site, except for the court. The new property would require a well and septic. The Town would then look to sell the current highway department property.

Timothy Reilly requested a motion to make the Planning Board the lead agency on the SEQR review. Patrick Rose motioned and Cheryl Huxhold seconded the motion. Timothy Reilly and Timothy MacMurray moved in favor.

Timothy Reilly requested a motion to pass on holding a public hearing for review of the special use permit request. Patrick Rose motioned and Timothy McMurray seconded the motion. Cheryl Huxhold and Timothy Reilly moved in favor.

Further review of this topic is to be added to the August Planning Board agenda.

Public Comment

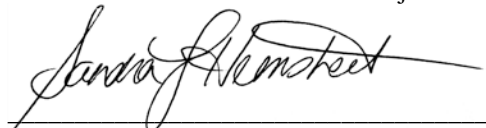
Following New Business, Timothy Reilly opened up the meeting to public comment. Public comments were as follows:

1. Mike Doud of Borrego Solar stated that his company is working on implementing NY commercial solar throughout NYS. He identified this as a means of people being able to purchase clean, renewable energy at a discount with a benefit to towns, who receive tax revenue with no impact to their infrastructure. Borrego is interested in installing solar in the Glen Industrial Park. Mr. Doud recommended some resources for the Planning Board to learn more about solar laws/regulations. Patrick Rose asked if Borrego had sites locally. Mr. Doud indicated there are sites in Amsterdam, Johnstown, Knox, and Minaville and offered to take the Planning Board on a site walk. Mr. Rose asked how the system worked. Mr. Doud indicated that power from the solar panels goes to the grid, National Grid tracks the power and bills residents who opt to use community power. He stated that one system covers 2,100 residents and there are two types of systems; 5 megawatt parcels for AC and 7 megawatt parcels for DC. It was noted that 22 – 25 acres constitutes a parcel. Mr. Doud stated that, on average, a household uses 7-10 kilowatts of electricity. Cheryl Huxhold asked the benefits to someone who already had solar on their house. Mr. Doud stated that he was unsure if there was an advantage to having the community solar, as the resident was already locked into an agreement with their current carrier. The closest transformer is in Fonda on King Road. It was noted that large systems cannot be more than 3-4 miles from a substation, so solar companies are limited by substation locations, but National Grid does have a hosting capacity map if anyone wanted to view it. Borrego Solar has submitted a letter of intent with the IDA regarding the Glen Industrial Park. They will need to conduct studies to see if a solar farm will work in that area and, if it will, they would provide needed upgrades to the substation per National Grid specifications.
2. What is the timeline for review of the solar proposal? Timothy Reilly noted it would be at least 4-6 months before any type of a decision could be made on permitting solar in the Glen Industrial Park. It will require a public hearing, a SEQR, and the Town is going to hire a SEQR lawyer for 2019. John Thomas stated that there is no budget for the SEQR lawyer in 2018, but it has been put as a line item for 2019.

Closing

The next Town of Glen Planning Board meeting is scheduled for August 16, 2018 at 7:30pm

Cheryl Huxhold moved to adjourn the meeting at 8:14pm. Timothy McMurray seconded the motion. Timothy Reilly and Patrick Rose voted in favor of the adjournment.



Sandra Hemstreet