

## TOWN OF GLEN PLANNING BOARD

### MINUTES OF MEETING HELD FEBRUARY 21, 2019

A meeting of the Town of Glen Planning Board was held at 7 Erie Street, Fultonville, New York, on Thursday, February 21, 2019 at 6:30 pm.

The following members of the Town of Glen Planning Board were present:  
Tim McMurray, Pat Rose, Tim McMurry, Sandy Hemstreet

The following member(s) of the Town of Glen Planning Board were not present:  
Nancy Langdon, Cheryl Huxhold, Rosalie Farina

Also present at the meeting were: Justin Overocker, Jared Overocker

A quorum of the Planning Board being present, the meeting was called to order at 6:30pm by Chairman, Tim Reilly, followed by the Pledge of Allegiance and a moment of silence. Meeting notes were recorded and drafted by Secretary, Sandy Hemstreet.

Pat Rose moved to approve the minutes of the Planning Board meeting held on January 17, 2019, following a requested update to add John Thomas' name as a member of the public. Tim McMurry seconded the motion. Sandy Hemstreet and Tim McMurry voted in favor of the approval.

#### **Old Business**

Planning Board By-laws:

Sandy Hemstreet submitted the suggested edits of the By-laws to the Town Board for their review and approval at the March 17<sup>th</sup> meeting.

Proposed Solar Law:

Tim Reilly requested updates on the solar law feedback the Planning Board received from John Thomas. Planning Board member provided insights and discussed concerns from that meeting. The Planning Board felt the suggested edits should be considered and then brought back to the Town Board for another review. Sandy Hemstreet noted that even if we do not have an actual law, the Planning Board should have guidelines on how to review solar for the Town of Glen. Tim Reilly suggested we set up a workshop to review the proposed edits to the solar law. Sandy Hemstreet noted that she would reach out and review solar law information from the Towns of Florida, Root, Canajoharie and Mohawk to see what information was available. Tim Reilly noted he would see if he could speak with local neighboring town representatives to gather insight into how they have tackled putting together a solar law.

#### **New Business**

New Application:

Justin and Jared Overocker requested a review of a subdivision they wished to do on Zarcarco Road with land from their mother, Lori Overocker. 8.3 acres of land would be subdivided out to Justin and Jarod, leaving Lori with 5.5 acres. Justin and Jarod identified that they property had not been subdivided in the last 3 years. Concerns were brought forward about the road, as the Town of Glen Highway Department has ceased maintaining the road beyond Lori's driveway. Tim Reilly noted that a subdivision would require a minimum of 200ft of road frontage, the property has a deed restriction that the Planning Board would need to see backup for, and Lori would be required to come the Planning Board meeting to review

the request, as she is the current property owner. Additionally, Tim Reilly will be reaching out to the Town of Glen Highway Department to discuss the status of the road beyond Lori's driveway.

**Special Use Permit Guidelines/Procedures:**

The Planning Board members requested a review of the Special Use Permit guidelines, to get a sense of where solar law would fall into them, as John Thomas had indicated that it would during the January meeting. The Planning Board discussed that the Special Use Permit guidelines seemed foggy and questions arose regarding what constitutes the Planning Board allowing a special permit. The group agreed that in order for us to make decisions we required clearer guidelines to go off of. As of now we know that an application for a Special Use Permit must come in, the Planning Board must discuss it to determine if it's compatible with the surrounding area and won't have adverse effect on the neighborhood (which is where the guidelines fall in), then on to the Zoning Enforcement Officer and finally a public hearing.

**Comprehensive Plan:**

Tim Reilly noted that Donna Brooks is interested in being a part of the process to review and update the Comprehensive Plan. The Planning Board discussed taking a section at a time and working on it. Tim Reilly continues to look into funding to assist with the updates needed and the Planning Board discussed having Mr. Kruger oversee the review of the Comprehensive Plan as well. It was determined that review of the Comprehensive Plan would be put on hold until the solar law document was completed.

**Committee Reports**

None

**Public Comment**

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

1. Justin Overocker and Jarod Overocker requested a review of a potential subdivision

**Closing**

The next Town of Glen Planning Board meeting is scheduled for March 21, 2019 at 6:30pm

Pat Rose moved to adjourn the meeting at 8:01pm. Tim McMurry seconded the motion. Tim Reilly and Sandy Hemstreet voted in favor of the adjournment.

  
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Sandra Hemstreet