

TOWN OF GLEN PLANNING BOARD

MINUTES OF MEETING HELD JULY 18, 2019

A meeting of the Town of Glen Planning Board was held at 7 Erie Street, Fultonville, New York, on Thursday, July 18, 2019 at 6:30 pm.

The following members of the Town of Glen Planning Board were present:
Tim Reilly, Tim McMurry, Pat Rose, Sandy Hemstreet, Nancy Langdon, Cheryl Huxhold

The following member(s) of the Town of Glen Planning Board were not present:
Rosalie Farina

Also present at the meeting: N/A

A quorum of the Planning Board being present, the meeting was called to order at 6:32pm 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.

Cheryl Huxhold moved to approve the minutes of the Planning Board meeting held on June 20, 2019. Pat Rose seconded the motion. Tim Reilly, Tim McMurry, Cheryl Huxhold, Sandy Hemstreet and Nancy Langdon voted in favor of the approval.

Old Business

Proposed Solar Law Status Update

Nancy Langdon requested the proposed solar law for the Town of Glen remain on the agenda until passed by the Town Board. Tim Reilly indicated at the last Town Board meeting members stated they wanted a SEQR lawyer to review the proposed law. Pat Rose suggested the Planning Board draft a letter requesting the Town Board to act on the proposed solar law. Tim Reilly noted that at the May and June meetings of the Town Board he and Rosalie Farina both identified that there was no need for a SEQR lawyer review of the proposed law. The Town of Glen lawyer has completed reviews for other towns in our area without SEQR. Cheryl Huxhold asked if we could address the question of necessity for SEQR lawyer review with the Town of Glen attorney. Nancy Langdon expressed concern over the delay of moving forward with the law.

Tim Reilly indicated the Planning Board must review solar site plans if they come before the group. He stated the Planning Board has the power to implement the initiatives within the proposed solar law through the site plan review. Due to the fact that the proposed solar law has been with the Town Board for two months with no resolution, the Planning Board decided it would offer a motion and resolution to have the Town Board approve the solar law. Pat Rose motioned for the Planning Board to draft a resolution urging the Town Board to review the solar law received in May 2019 and move forward with actions necessary to adopt the law. Cheryl Huxhold seconded the motion. Tim Reilly, Tim McMurry, Sandy Hemstreet, and Nancy Langdon voted in favor of the resolution.

Additional items discussed surrounding solar included a meeting with Eden Renewables in June. Tim Reilly, John Thomas, Russ Kelly, and a representative from the Amsterdam Recorder were present. The representative from Eden Renewables indicated they would be coming to the Planning Board meeting in August 2019 to discuss sites on Van Epps Road. Tim Reilly stated that, should Eden Renewables come forward with a plan, the Planning Board must act within 130 days. The Planning Board discussed the

continued push back from the Town Board on the 200 ft set back contained in the proposed law for commercial solar. John Thomas believed the set back of 50ft is what is required. The Town Board has also expressed concerns that having decommissioning parameters in the law would cause potential solar companies to avoid installing solar in the Town of Glen. The Planning Board members concluded they will continue to push for decommissioning in the law, as other towns in the area have done, and as NYS has recommended as part of this process. As part of this, Tim Reilly suggested the requirement of a soil test at the beginning of a project as a means of ensuring the area is returned to its original state at the time of decommissioning.

New Business

Comprehensive Plan

John Thomas sent the Planning Board an email regarding possible zoning changes the Town Board is suggesting be updated in the Land Use Management document. The Town Board would like to have a lawyer review zoning changes and the Solar Law at the same time. Rosalie Farina sent an email indicating that the Comprehensive Plan, which is 20 years old, drives the Land Use Management documents. She expressed concern about updating them out of order. The Land Use Management was updated in 2017 and then changed back to a 2006 version, but there should be a current document and the Planning Board needs clarity on which version it should be referencing. Nancy Langdon, Pat Rose, and Tim McMurry expressed concern in making updates to the Land Use Management documents without working on the Comprehensive Plan.

The Planning Board agreed to send notice to the Town Board for the following:

1. Request for clarity on which Land Use Management document is most current
2. Request formal resolution from the Town Board to review zoning changes as it's laid out in Article 10 of the Land Use Management guidelines

Committee Reports

Town Highway Garage Sale:

Tim Reilly indicated the sale has fallen through. Pat Rose suggested that it's possible the Hamlet runs right through the middle of the property which will need to be looked at as new sales possibilities come through.

Van Epps Rd:

Eden Renewables has indicated it's looking at property to lease from Butch Bellinger (7.5MW) and purchase from Pete Klemowski (7.5MW), both on Van Epps Road. If completed, this would put the Town of Glen at maximum capacity for industrial solar until such time as the substation was upgraded.

County Building:

The Department of Public Works is planning a 40,000 square ft building with offices and garage space in the Glen Industrial Zone. The IDA owns the property. This will need to come to Planning Board for a subdivision. At this time it is unknown where in the Industrial Zone they are looking to site, put power and parking. If completed, this would leave the current building in Fonda vacant.

Public Comment

Following New Business, Tim Reilly opened up the meeting to public comment. Public comments were as follows: None

Closing

The next Town of Glen Planning Board meeting is scheduled for August 15, 2019 at 6:30pm

Pat Rose moved to adjourn the meeting at 7:37pm. Nancy Langdon seconded the motion. Tim Reilly, Tim McMurry, Cheryl Huxhold and Sandy Hemstreet voted in favor of the adjournment.



Sandra Hemstreet