

TOWN OF GLEN PLANNING BOARD

MINUTES OF MEETING HELD OCTOBER 17, 2019

A meeting of the Town of Glen Planning Board was held at 7 Erie Street, Fultonville, New York, on Thursday, October 17, 2019 at 6:30 pm.

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

Tim Reilly, Rosalie Farina, Sandy Hemstreet, Tim McMurry, Pat Rose, Nancy Langdon, Cheryl Huxhold

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

N/A

Also present at the meeting:

Representatives of Eden Renewables- Owen Speulstra

Representative of The LiRo Group- Gregg Grates, Rick Blanch, Bruce Prisbald

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.

Cheryl Huxhold moved to approve the minutes of the Planning Board meeting held on September 19, 2019. Pat Rose seconded the motion. Tim Reilly, Tim McMurry, Nancy Langdon, Rosalie Farina and Sandy Hemstreet voted in favor of the approval.

**Old Business**

Proposed Solar Law Status Update:

No updates

Comprehensive Plan:

No updates

**Montgomery Count Shared Services Building Proposal:**

Gregg Grates of Liro Group presented the Planning Board with a preliminary application and SEQR forms for the proposed 42,000 sq. foot Shared Services building in the Glen Business Park on Route 5s. Tim Reilly indicated the construction of the Shared Services building is a permitted use in the park, so no special use permit is required.

Mr. Grates reviewed the site maps with the Planning Board. Rick Blanch, Project Manager, reviewed the project specs and Bruce Prisbald, Environmental Engineer, addressed storm water management and the 1995 traffic study and Environmental Assessment that were conducted regarding the impact of the park on Route 5s. The Liro Group team has determined that the move of the Shared Services building will result in the traffic being 50% or less of capacity but did indicate a turn lane is available if DOT is needed to paint one.

The Liro Group went on to say that they have reviewed their SEQR with Fish and Wildlife, reviewed the noise levels and surface water detention. There will be no nighttime noise, 86 parking spaces, and lighting that will be minimal impact to the area. The team indicated the building design exceeds code for insulation. The building will connect to the public water/sewer lines and will not use the wells in on site.

The Fueling Station will be self-contained, meeting DEC guidelines. There will be a stoned area next to the building of compacted gravel with natural drainage into the catch basin. Cold storage may still be added depending on the budget. There will also be 2 charging stations for electric cars. Overall the project does not meet Net Zero, but does exceed code 25%, indicating minimal project waste.

Liro Group sought approval for their preliminary application, indicating they would like to bid the job in January 2020 and break ground in April 2020.

Tim Reilly requested the Planning Board pass a resolution to become Lead Agency on the SEQR for the plan. Sandy Hemstreet voted in favor, Nancy Langdon seconded, all in favor; Tim Reilly, Tim McMurry, Pat Rose, Rosalie Farina, Cheryl Huxhold.

The Planning Board will plan to review this application further at the November meeting.

Tim Reilly requested the Planning Board pass a resolution to become accept the full application. Pat Rose voted in favor, Cheryl Huxhold seconded, all in favor; Tim Reilly, Tim McMurry, Rosalie Farina, Nancy Langdon, Cheryl Huxhold.

#### **Eden Renewables:**

Owen Speulstra presented formal applications from Eden Renewables for two solar arrays on Van Epps Road; Mohawk View, owned by Butch Bellinger, and Van Epps, owned by Pete Klimouski, who will be looking to subdivide his property to Eden Renewables.

Mr. Speulstra indicated these would be tracker arrays that would move with the sun east to west. They would be surrounded by 6ft tall livestock fencing. Eden Renewables would be looking to clear 3 acres of land and put up trees that are 6-8ft at 20ft apart to help block the visual of the fields.

Tim Reilly indicated the setbacks associated with this project are very far apart. The special use permit indicates 50ft front/back and 25ft sides for setbacks. The proposed solar law for the Town of Glen requires 200ft setbacks on all sides.

Tim Reilly also noted that uniform electric code for fencing is 7ft. Mr. Speulstra noted they would be using a mesh fencing, like page wire with wooden posts set at 15ft apart. National Grid would be upgrading poles for this project. The noise of construction would be from 7am to 5pm and the length of the build would be 2-4 months.

Tim Reilly requested a motion to accept the application from Eden Renewables for special use permit. Tim McMurry voted in favor, Cheryle Huxhold seconded, all in favor; Tim Reilly, Nancy Langdon, Rosalie Farina, Sandy Hemstreet, and Pat Rose.

Tim Reilly noted the Planning Board would need an engineer to review the project. A public hearing was set for November 14, 2019 at 6:30pm. It was requested the Eden Renewables reach out to landowners within 500ft of the project to let them know about the public hearing; return receipt must be sent to Planning Board. Sandy Hemstreet to post public notice in newspaper. Motion to host a public meeting on November 14, 2019 at 6:30pm by Sandy Hemstreet, seconded by Rosalie Farina, all in favor; Tim Reilly, Tim McMurry, Pat Rose, Cheryl Huxhold, and Nancy Langdon.

Additional items from the Planning Board to Eden Renewables included:

- Length of lease- 25 years w/ three 5year options to extend for a total of 40 years

- How do we define the length for the property being purchased- Special Use permit until no longer making energy
- How do we define the lease- Special Use permit ends at the end of the lease
- Decommissioning plan must be in place
- Eden Renewables indicates no pesticides used unless directed to by DEC

Tim Reilly requested a motion to make the Planning Board lead agency on the SEQR review. Cheryl Huxhold voted in favor, Rosalie Farina seconded, all in favor; Sandy Hemstreet, Tim Reilly, Tim McMurry, Nancy Langdon, and Pat Rose.

**Land Use Management Plan:**

The Planning Board received a resolution from the Town Board to have updates made to the Land Use Management document. Tim Reilly read off the list of items the Town Board wished to have the Planning Board address. It was indicated that several were updates to permitted and amendments to definitions within the document may be required as well. Items the Planning Board will start reviewing at their next meeting include:

- Changing mobile homes to the NYS definition of stick built- no special permit required
- Remove marina from hamlet zone
- Review Commercial/Industrial/Rural Residential for possible updates
- Industrial zone- solely the Glen Industrial Park and should have the least constraints

**New Business**

None

**Committee Reports**

None

**Public Comment**

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

Ron Crewell expressed concerns that the information Eden Renewables brought forward to the meeting did not align with information they brought forward at the September meeting. He felt there were changes that could be a concern.

**Closing**

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

A Special Meeting to review the Eden Renewables documents is scheduled for November 4, 2019 at 7:00pm

Rosalie Farina moved to adjourn the meeting at 8:27pm. Pat Rose seconded the motion. Tim Reilly, Tim McMurry, Cheryl Huxhold, Nancy Langdon and Sandy Hemstreet voted in favor of the adjournment.

  
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 Sandra Hemstreet