

## TOWN OF GLEN PLANNING BOARD

### PUBLIC MEETING MINUTES HELD NOVEMBER 14, 2019

A public meeting of the Town of Glen Planning Board was held at 7 Erie Street, Fultonville, New York, on Thursday, November 14, 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:

Travis Mitchell, Environmental Design Partnership

Giovanni Maruca, Eden Renewables

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.

#### **Old Business**

None

#### **New Business**

Tim Reilly requested a formal reading of the public notice listed in the Amsterdam Recorder. Cheryl Huxhold read the public meeting notice, which was posted on 10/17/19.

Copies of certified letters sent to residents within 500 feet of the proposed solar array projects were submitted to the Planning Board by Eden Renewables. Tim Reilly verified all residents meeting the notification requirement had received notifications.

Giovanni Maruca started the meeting by reviewing what community solar farms mean for the public. He noted that NYS has developed a process, which involves finding a location, developing a project, and establishing green credits to sell to community subscribers. He indicated that Eden Renewables started in the UK in 2011 and they have been building community solar projects overseas. There are no projects currently in NYS, but Eden Renewables will be starting some in 2020. Giovanni noted the goal of the projects is to provide solar credits to residents in NYS Zone F, with the Town of Glen residents having first go to sign up. Those who sign up would receive two bills; one from National Grid and one from Eden Renewables. By 2021 there would be only one bill and the credit would be equivalent to one month's worth of electricity.

Questions asked during the meeting were as follows:

1. What jobs and how many would be created for the town?
  - a. Approximately 5-7 part time jobs would be created or 3 full time jobs. Work would include panel cleaning, grass maintenance, electrical check-in. Once built, solar arrays have zero marginal costs so minimal jobs available. Would try to hire locally.
2. What type of wildflowers would be grown?

- a. Establishment depends on the site. Both will have soil testing completed and flowers planted. Depending on what chemicals have been used on the land, it may take a few years for flowers to establish themselves.
3. Describe the visual barrier being proposed
  - a. Hedge that will grow 10-15ft high. Looking at evergreen and deciduous.
4. How close to the road will the solar arrays go?
  - a. Currently set at 25ft. Special Use Permit requires 50ft, so will certainly move back to 50ft, but considering putting 70ft off the road.
5. The road drifts very badly in that section of Van Epps. Would the hedge cause more drifting?
  - a. Eden Renewables hasn't looked into this issue. Engineering group will consider this further.
6. Would people still have power from the solar if the regular power goes out?
  - a. Depends on where the issue is in the power grid. National Grid is the one who makes the call on this set up.
7. Storage of electricity
  - a. Goes directly to the grid but during peak season it is stored in batteries in order to help National Grid offset those peak times
8. SEQR document noted some conflicts, please advise:
  - a. Mohawk View 17-acre footprint
  - b. Van Epps 12-acre footprint
  - c. Need subdivision for Van Epps
  - d. 15ft wide access roads
  - e. Fields surrounded by fencing (livestock fencing)
  - f. Setbacks
    - i. 25ft front
    - ii. 25ft rear
    - iii. 50ft back
    - iv. Will increase these per the special use permit requirements
  - g. 4-acre tree clearing total
  - h. Both parcels connect to grid; utility runs underground to poles then up poles
  - i. Visual impact study was completed
  - j. Lot coverage- the 25% lot coverage is specific to building coverage so not for solar but Eden Renewables can get lot coverage to the 25%.
  - k. Eden Renewables will resubmit the EAF based on the letter from Prime.
  - l. Storm Water Pollution Prevention (SWPP)- noted potential disturbances. The footprint is for the transformer roads only. No soil disturbance; clearing and grubbing only
9. Regarding hedges, what happens if the plantings die?
  - a. A contract will be established when planting to ensure a warranty to help maintain the plans. There will be regular maintenance on the screening. Eden Renewables provides most attention to the screening and they can condition fixing issues as part of the contract.
  - b. Landscape ecologist maintains the plants in the UK. Will need to look at planting for our area; windburn, winter cold, wind blow- solar panels are rated for 110mph winds
10. Will there be a performance and/or decommissioning bond?
  - a. Performance bond- No, but regular maintenance of the facility will be done in good faith to keep the facility up and making money
  - b. Decommissioning bond- Yes, will be put into place with a letter of credit held by the town. Will be submitted with next set of documents to the Planning Board

11. Setback
  - a. The Planning Board has written into it's proposed solar law a set back of 200ft. This does not align with the 50ft proposed by Eden Renewables. Eden Renewables indicated that a 200ft setback eats up too much of the project and makes it unviable. They indicated they could consider a 75ft setback.
12. How do the taxes work?
  - a. John Thomas indicated there is a local law regarding the taxes. The Town of Glen will tax at 50% exemption and then there will be a sliding scale thereafter.
13. What substation is being used?
  - a. The substation on Center Street in Fonda. Eden Renewables will be doing a line section upgrade of the station (3VO Upgrade) based on National Grid recommendations. National Grid completes the upgrade. Eden Renewables pays for the upgrade.
14. What is the structure listed on the site plans?
  - a. The 11x16 structures are the transformer pads. They sit in the center of the site, are concrete and are 10ft in height. The transformers make the most noise so are set in the center of the field to decrease noise to neighbors. They only operate during the day
15. Signage
  - a. Will be included in formal documents being submitted
16. Are the panels made in the US?
  - a. The silicon wafers inside the panels are made in China, shipped to US for polishing and then back to China for completion and distribution
17. What about water runoff from panels?
  - a. DEC provides guidance on how to spread out the water runoff. Because these panels are tracker panels and move, you have water on all sides, so more evenly distributed and helps vegetation and topsoil on all sides of panels.
18. Fencing
  - a. Current stats note 6ft fencing, but NYS indicates 7ft. Eden Renewables planning to put posts 15ft apart with livestock fencing. Concern that fencing will sag if posts are more than 7ft apart
19. Roads
  - a. No paved roads; SWPP stone section on entrance for project. Just crushed stone roads.

### **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 concern that he does not want a site in the Town of Glen that looks like the site in the Town of Florida in Amsterdam.

### **Closing**

Pat Rose motioned to close the meeting at 8:21pm; Cheryl Huxhold seconded. Nancy Langdon, Tim McMurry, Rosalie Farina, Sandy Hemstreet, and Tim Reilly voted in favor.

  
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Sandra Hemstreet