

TOWN OF GLEN PLANNING BOARD

PUBLIC MEETING MINUTES HELD DECEMBER 10, 2019

A public meeting of the Town of Glen Planning Board was held at 7 Erie Street, Fultonville, New York, on Tuesday, December 10, 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:

Rick Blanch, LiRo Group

Michael Bray, LirRo Group

Doug Cole, Prime AE

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

Old Business

None

New Business

Tim Reilly noted the public hearing had been called to review the proposed Montgomery County Shared Services Building.

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

Rick Blanch, Project Manager for LiRo Group, presented information on the 36,000 square foot facility being proposed on the corner of Route 5s and Park Drive in the Town of Glen Business Park. Rick provided a review of the facility from the outside, noting paving, turn around location, water hook up, electric and 75 parking spaces. There will be 57 employees working out of the proposed facility. The Department of Public Works will have the back half of the facility and will operate from 7am to 3:30pm (no plowing). A complete environmental impact has been completed indicating minimal noise and traffic disturbance. A cold storage building, size 80x140, may go in the back of the facility if budget allows. This building will be used for seasonal equipment storage and will have heat inside the building.

Michael Bray reviewed the design of the building; discussing lighting, building materials, signage, etc. The Business Development Center will be the main access for the public and will have its own main lobby.

Doug Cole of Prime AE indicated the set of plans his team reviewed were from 10/4/19 and a lot of the comments he had about the plans have been addressed at present. Some of his highlights were:

1. Storm water management- SWPP being prepared that will address this

2. Utility plan with storm sewers- two in gravel area, tie together to culvert. Post construction flows need to be less than pre-construction flows
3. Transportation- traffic volumes will be way under capacity based on the traffic testing completed
4. Lighting- using the minimum required for safety
5. Cultural Resource Investigation completed- none found
6. Endangered Species- Northern Long Eared Bat; no cutting of habitat trees between May and October; no real issue in this location
7. Wetlands- should be called out on the plan. Need to confirm no disruption
8. Building Code review when new plans come in
9. Well thought out plan and thought site investigation

Public questions asked during the meeting were as follows:

1. How did you determine what materials to use when building facility?
 - a. We used the best possible materials for the budget we were provided.
2. Will there be salt or sand stored on property?
 - a. No salt or sand will be stored. Gravel, topsoil, milling, and sand needed for road repair will be stored
3. Are you digging out the catch basin?
 - a. Yes, we will be creating a small pond that will drain into the ditch that runs along 5s. This is a requirement of DEC. The location is the lowest portion of the property and all water is piped on the property to this location.
4. Does the gravel area drain to the catch basin?
 - a. Yes, and the catch basin pipes to the culvert
5. The SEQR documents don't include a catch basin under the gravel. Is there one?
 - a. There is not a separate one, it's pipes to the catch basin out front.
6. Is there anything stored on the gravel that impacts the environment?
 - a. No, just storage of gravel and culvert pipes. Nothing will be washed there. The wash bay has a sanitary sewer and that's where equipment will be washed.
7. There is 15,000-gallon fuel storage proposed. If that spills, how is it handled?
 - a. Fuel is stored in double containment tanks with alarms. We do not anticipate spills.
8. Do the Sheriff and Corrections Service groups fuel up at the DPW site?
 - a. Yes, both groups fuel up at DPW. We have about 4-5 Sheriffs a day. The village of Fonda/Fultonville will sometimes fuel up there. The fire departments are allowed to fuel up and so can the school buses, based on current contracts.
9. Why was this site chosen for the building? Why not put the DPW back further in the park?
 - a. Matt Ossenfort, the County Executive, wanted the front spot for the Business Development Center. He wanted a show piece building for the public. Combining this with DPW has been challenging, because one part of building is very public and the other end is the "dirty" end, but we were tasked with combining the facility.
10. Why not have two separate centers?
 - a. Unable to answer at this time.

11. The trees in front, what size?
 - a. Trees being sited will be large to start so there won't be years of waiting for them to grow in order to block view of the gravel area from the road.
12. What is the budget for this project?
 - a. \$10 million is cost of the facility. Cold storage will be eliminated if over this budget.
13. What are the standards for landscaping in the Business Park?
 - a. There will be shrubs and trees landscaped on site, but LiRo Group unsure of maintenance plan.
 - b. DPW has two full time grounds people and will maintain the facility. They will follow DEC protocol in maintaining the catch basin.
14. SEQR indicates "No" to canal way/bi-way within 5 miles
 - a. Should be "Yes"
15. Has the DPW had any fuel spills on current site?
 - a. None to date. Have a fuel island. Handle anything small that comes up and DEC checks in with them regularly
16. Village of Fultonville is now a historic district and is within 5 miles
 - a. Need to update SEQR accordingly
17. What is the build timeline?
 - a. Going to bid in January, break ground in April/May. Won't be occupied until spring/summer of 2021. No occupancy until 100% completed
 - b. If there's another flood before this, DPW will move up to the Sheriff's site
18. Will the facility use municipal water?
 - a. Yes

Committee Reports

None

Public Comment

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

Tim Reilly recommended the outflows on the catch basis be maintained annually

Closing

Cheryl Huxhold motioned to close the meeting at 7:21pm; Rosalie Farina seconded. Nancy Langdon, Tim McMurry, Pat Rose, Sandy Hemstreet, and Tim Reilly voted in favor.



Sandra Hemstreet