

**TOWN OF GLEN PLANNING BOARD**

**MINUTES OF MEETING HELD JANUARY 16, 2020**

A meeting of the Town of Glen Planning Board was held at 7 Erie Street, Fultonville, New York, on Thursday, January 16, 2020 at 6:30 pm.

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

Timothy Reilly, Rosalie Farina, Timothy McMurray, Patrick Rose, Nancy Langdon, Cheryl Huxhold

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

Also present at the meeting were:

Representative of Solar Provider Group - Eric Wedesky

Representative of Prime AE – Doug Cole

A quorum of the Planning Board being present, the meeting was called to order at 6:30 pm by Chairman, Timothy Reilly, followed by the Pledge of Allegiance and a moment of silence. Meeting notes were recorded and drafted by Vice-Chair, Rosalie Farina.

As the first meeting of 2020, Organizational items were addressed.

- Timothy Reilly was reappointed to the Planning Board by the Town Board in the month of December 2019.
- Nominations for the Planning Board were conducted, voting was as follows:

It was moved, seconded and carried to accept Timothy Reilly as Planning Board Chair. Voting was as follows:

<b>Planning Board Member</b>	<b>Vote: Aye</b>	<b>Vote: Nay</b>	<b>Vote: Abstain</b>
Timothy Reilly			X
Rosalie Farina	X- Motioned		
Sandra Hemstreet			
Nancy Langdon	X		
Timothy McMurray	X		
Patrick Rose	X		
Cheryl Huxhold	X-Seconded		

It was moved, seconded and carried to accept Rosalie Farina as Planning Board Vice Chair. Voting was as follows:

<b>Planning Board Member</b>	<b>Vote: Aye</b>	<b>Vote: Nay</b>	<b>Vote: Abstain</b>
Timothy Reilly	X- Motioned		
Rosalie Farina			X
Sandra Hemstreet			
Nancy Langdon	X		
Timothy McMurray	X		
Patrick Rose	X-Seconded		
Cheryl Huxhold	X		

It was moved, seconded and carried to accept Sandra Hemstreet as Planning Board Secretary. Voting was as follows:

<b>Planning Board Member</b>	<b>Vote: Aye</b>	<b>Vote: Nay</b>	<b>Vote: Abstain</b>
Timothy Reilly	X-Motioned		
Rosalie Farina	X-Seconded		
Sandra Hemstreet			
Nancy Langdon	X		
Timothy McMurray	X		
Patrick Rose	X		
Cheryl Huxhold	X		

Timothy Reilly moved to approve the minutes of the Planning Board meeting held on December 19, 2019. Motioned by Nancy Langdon to accept the minutes, Cheryl Huxhold seconded the motion. Rosalie Farina, Timothy Reilly, Timothy McMurray and Patrick Rose voted in favor of the approval.

Timothy Reilly moved to approve the minutes of the Planning Board special meeting held on January 8, 2020 for Eden Renewables. Motioned by Nancy Langdon to accept the minutes, Rosalie Farina seconded the motion. Cheryl Huxhold, Timothy Reilly, Timothy McMurray and Patrick Rose voted in favor of the approval.

**Old Business**

**Montgomery County Shared Service Facility**

The Montgomery County Shared Service Facility proposal has been before the Planning Board since October 2019. December 10, 2019, the Public Hearing was conducted, the application was referred to the County and the Planning Board received the County Referral approval on December 13, 2019. The negative declaration was approved through the SEQRA on December 19, 2019. Prime Engineering drafted parts 2 and 3 with the Planning Board and no significant impacts were identified. Prime Engineering does continue to review the comments with the group. Doug Cole commented that the Planning Board has received the completed documents and drawings for approval. The Site plan addressed the Storm Water comments. The Utility Plans were updated. A full set of drawings were added. A fire hydrant test was conducted resulting in excellent fire flow. The grading plan needs to clarify the path to the water basin before final approval. The SWPP is in conformance with NYS. They will add a table the pre and post construction flows. The same 6 conditions for approval exist. Additional items were to submit the building review check list. Anything in the conditions for approval have to be done before a building permit can be issued. Question regarding time frame for the 6 items to be done- approximately 1 month.

Timothy Reilly requested a motion to approve the Montgomery County Shared Service Facility including the 6 conditions that will need to be completed before construction.

It was moved, seconded and carried to accept the Montgomery County Shared Service Facility on the 6 conditions. Voting was as follows:

<b>Planning Board Member</b>	<b>Vote: Aye</b>	<b>Vote: Nay</b>	<b>Vote: Abstain</b>
Timothy Reilly	X		
Rosalie Farina	X		
Sandra Hemstreet			
Nancy Langdon	X-Seconded		
Timothy McMurray	X		
Patrick Rose	X		
Cheryl Huxhold	X-Motioned		

**Land Use Management Plan**

Discussion of the Town of Glen Land Use Management plan is on-going.

### **Solar Law**

The Town Board has set a meeting for February 10, 2020 at 6:00 pm to review the Solar Law and start the process of working on it. The Planning Board passed a resolution for a Moratorium on solar in December and passed it on to the Town Board. The Town Board reviewed the Moratorium but did not vote to implement it.

### **Comprehensive Plan**

The Comprehensive Plan Strategy is a place marker.

### **By Laws**

The Planning Board will need to review by by-laws in the near future.

### **New Business**

#### **Solar Provider Group**

Eric Wedesky of Solar Provider Group attended the meeting for an overview of the proposed Glen Community Solar Project. Eric provided an overview of the company and where they operate. Mike Sowle is the landowner of the property designated for the solar project, Parcel ID: 84/-4-1.2. The land use would be plus or minus 26 of the 82 acres (47%). The type of project is a Community Distributed Generation. The electricity generated from the solar project will be distributed throughout the local utility network and the model anticipates a 10% savings for residents who sign up the service. The location was selected because of the availability of 3-phase utility infrastructure with capacity, landowners interested in project, suitable topography, avoidable wetlands and no critical environmental area. The project is estimated to run approximately 25 years. Once completed the project is decommissioned and removed. There will be a financial security in place for the decommissioning. The project proposes natural screening in the back of the parcel. In other areas Solar Provider Group plans to install a row of evergreen trees. At high points in the land some of the solar panels will be seen and are not able to be screened from view. A 3-D view of the site will be provided in the future. There will a transformer pad and a 7-foot fence will fully enclose the site. There are no plans to remove trees from the site and wetlands are to be avoided. There will be 1 visit per quarter for mowing and maintenance. Eric noted the land owner might be engaged to do the mowing.

#### **Questions Asked:**

Q: How much of the bond to ensure decommissioning

A: Typically, will work with Town engineering for the number. Another town bonded \$100,000 per megawatt, so this town may be \$200,000

Q: What are the tax revenues numbers?

A: Assessor judgement, ~\$5,000 per megawatt, potential \$10,000 tax revenue for town. Big negotiation point for the company

Q: 2.7 megawatts, does that go back to the place in Fonda? Thought they are at their limit

A: Yes. Initially, applied for 4 megawatts but was rejected, so state said 2.7 was available

Q: This will adversely affect property values, has there been studies about the effect on property values. I can't see where any property will go up that near these projects.

A: Presently, there is no data that property values will go down because solar is new. There isn't enough data. Public comment was made that there is a study that's been conducted by the University of Texas on this subject, showing that property values do go down when placed next to larger solar projects

Q: How far set back off of 30A is this project?

A: The town presently requires 50 feet

Q: What is the setback off of Reynold Road?

A: It looks to be sited at 370 feet

Q: We live in the house across the street. People aren't going to live there. It's a historical home. That type of person will not want to look out the window at these things. I do not see how the value of my home will

not go down. Comments added: The view in Glen is beautiful and this takes away from esthetics. This will have a terrible effect on them. People just driving through the area will take away from the esthetics.  
A: It is a tough decision. Mr. Sowle has rights to his land to develop. We are proposing this to the current land dictates. It will help to provide visual renderings. We can agree on where located and screening needed. This may not be the final form of the project.

Timothy Reilly mentioned that as we move forward there will be a public hearing. Going forward, special use permit goes through the entire process, this is all approved together. Special use permit will not be granted until the end. Off the state road, a 200-foot setback is required. Application will go before the County Planning Board.

Q: Road off of 30A

A: 35 feet wide

Q: What is the height on the panels

A: 7 feet. The panels will rotate east to west on small motorized mechanism.

Q: Any batteries for storage,

A: At this time no, never done a battery storage project. When Battery storage, it will be a separate application and public hearing.

Q: The available is only for the Town of Glen or National Grid users

A: Anyone who is receiving from the substation will have access to this.

Q: Maintenance use of Drones

A: Usually use Drone for site review in the beginning. Won't be flying around once a day. Made a note to look at drones.

Q: What is used on land for maintenance.

A: Pollinator friendly grass, will engage someone locally for maintenance

Q: Does this create jobs for the area

A: It will. Electrician. Want to contract locally. Construction used engineering and construction throughout the US. Might be done locally is competitiveness priced.

Q: Decommissioning

A: We don't have any projects that are 25 years old.

Q: If that bond is not required by law, will you still have a bond?

A: Our lease agreement has a stipulation for decommissioning.

Q: What about fires for this panels. Saw one in California there was a fire.

A: We have not had any fires from our site. We want to work with the fire department so they have the information, so if there is a fire, they can address it. The biggest issue we have had is strong winds and panels have been broken.

Q: Do you have any picture of actual solar farms that you have done.

A: Yes, will bring pictures of construction and final and 3D renderings.

Q: What is your closest project to here.

A: In the New Jersey area. Town of Livingston

Q: Are the panels the high-density arrays, high density output panels

A: 380-watt panels, the industry standard, others use 360 watts. It comes down to when the project begins, what is available on the market.

Q: What kind of fencing are you proposing

A: Chain link or deer link, proposed slats either black or green

Q: Evergreen strictly used

A: Engaged Montgomery Soil for type of trees for what's appropriate

Q: Do the panels produce glare?

A: Less glare than average car window

Timothy Reilly requested the Planning Board members to review the by-laws before the February 20, 2020 meeting, so that they can be discussed at that meeting.

### **Training**

Training opportunities were discussed. Montgomery County is hosting training on January 22 at 6:00 – 8:30 pm. The training is in the County Annex building. You will need to pre-register for training by January 17. Training provides 2 credit.

### **Public Comment**

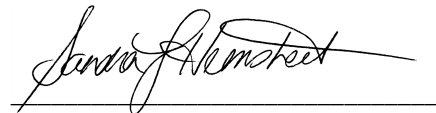
Timothy Reilly opened up the meeting to public comment. Public comments were as follows:

- Solar subscribers can be throughout the entire National Grid not limited to the Town of Glen
- Need to look at 10% saving, this sounds small
- \$10,000 in taxes is small when you look at the depreciation of the homes around the area. The \$200,000 is small for decommissioning.
- Decommissioning, they will provide detail information and there will be a salvage value. Will recommend for all solar projects, that decommissioning should be reviewed every 5 years, because salvage value may decrease.
- Will tax base still be agricultural assessment? Agricultural assessment will be lost for those acres. But will be reestablish after end of life.
- Radiation from the panels, is there any? Concern about health living close and the livestock. There is no radiation, comparator to a refrigerator. Information will be provided at the next meeting.

### **Closing**

The next Town of Glen Planning Board meeting is scheduled for February 20, 2020 at 6:30 pm.

Patrick Rose motioned to adjourn the meeting at 7:45 pm. Rosalie Farina seconded the motion. Timothy Reilly, Nancy Langdon, Tim McMurry and Cheryl Huxhold voted in favor of the adjournment.



Sandra Hemstreet