

## TOWN OF GLEN PLANNING BOARD

### MINUTES OF MEETING HELD FEBRUARY 20, 2020

A meeting of the Town of Glen Planning Board was held at 7 Erie Street, Fultonville, New York, on Thursday, February 20, 2020 at 6:30 pm.

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

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

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

N/A

Also present at the meeting:

Representative of Eden Renewables- Travis Mitchell

Representative of Prime AE- Tom Bates

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.

Rosalie Farina moved to approve the minutes of the Planning Board meeting held on January 16, 2020. Cheryl Huxhold seconded the motion. Tim Reilly, Pat Rose, Tim McMurry, Nancy Langdon, and Sandy Hemstreet voted in favor of the approval.

Rosalie Farina moved to approve the minutes of the special workshop meeting on Eden Renewables' solar applications held on February 12, 2020. Tim McMurry seconded the motion. Tim Reilly, Pat Rose, Cheryl Huxhold, Nancy Langdon, and Sandy Hemstreet voted in favor of the approval.

### **Old Business**

#### **Eden Renewables:**

Travis Mitchell, of EPI Engineering, representing Eden Renewables, presented updates on the Eden Renewables' Van Epps and Mohawk View project proposals. He went through a review of the requested project document updates from both Prime AE and the Planning Board. Travis clarified that:

1. All frontage on Van Epps Road had been set back at 100ft; the lot line on Mohawk View had to be adjusted to accommodate this so 7.3 acres moved to the Van Epps project
2. Mohawk View: 50-acre lot, only 34 acres fenced in and used
3. Van Epps: 59-acre lot, only 36 acres fenced in and used
4. The vegetative buffer goes along the front of both projects and side of Van Epps
5. Both projects remain under the 1-acre disturbance threshold
6. The access road being proposed performs better than the DEC pervious access road and EPI is working with DEC on agreement to this
7. The vegetative buffer would start 20ft off the edge of Van Epps Road on the road frontage side
8. Eden Renewables preference for decommissioning is a letter of credit. Indicated a bond has a year over year fee they are looking to avoid. Letter of credit is more commonly seen. They don't wish to have the money or fees up front
9. Regarding clause for system inactivity: requesting wording change. Have never experienced an outage issue but do not want to

10. Request for soil analysis is a good one and Eden include this
11. Twice yearly inspection of facility is fine. Planning Board will supply Eden Renewables with the check sheet for this (fencing, signage, locks, working panels, etc.)
12. Construction commencing in 12 months is unlikely. Requesting an extension to 24 months.
13. Corrected fencing information in documentation
14. Added in a warranty on the plants being used in hedgerow
15. Provided updated SEQRA documents for Planning Board
16. Town Board confirmed that Eden will need to apply for a building permit every 12 months, so there would be 2 involved with this project given the 24-month extension request on the Special Use Permit

Tom Bates indicated Prime AE submitted an updated letter of condition. He noted that all items have been addressed, all conditions needing to be met are included and the letter has been updated February 20, 2020.

Tim Reilly noted that the SEQRA documents would need to be sent to the environmental news bulletin of the DEC, noting the necessary requirements need to be added and the letter must be filed with the Town Clerk.,

A motion to approve a negative declaration for the Van Epps Solar Application was made by Sandra Hemstreet. Cheryl Huxhold seconded the motion. All in favor: Rosalie Farina, Tim McMurry, Tim Reilly, Nancy Langdon. Abstain: Pat Rose. Motion Passed.

A motion to approve a negative declaration for the Mohawk View Solar Application was made by Cheryl Huxhold. Rosalie Farina seconded the motion. All in favor: Sandra Hemstreet, Tim McMurry, Tim Reilly, Nancy Langdon. Abstain: Pat Rose. Motion Passed.

Application of Van Epps Solar, LLC- Resolution of Special Use Permit and Site Plan Approval was read aloud by Tim Reilly. Based on the discussion, all information recorded on this matter, the comments of the public and other interested parties, the Special Use Permit and Site Plan as submitted by Eden Renewables was approved with documented conditions. This resolution was adopted by the Planning Board as follows:

Tim Reilly	Yea
Rosalie Farina	Yea
Sandra Hemstreet	Yea
Cheryl Huxhold	Yea
Nancy Langdon	Yea
Tim McMurry	Yea
Pat Rose	Nay

Application of Mohawk View Solar, LLC- Resolution of Special Use Permit and Site Plan Approval was read aloud by Tim Reilly. Based on the discussion, all information recorded on this matter, the comments of the public and other interested parties, the Special Use Permit and Site Plan as submitted by Eden Renewables was approved with documented conditions. This resolution was adopted by the Planning Board as follows:

Tim Reilly	Yea
Rosalie Farina	Yea
Sandra Hemstreet	Yea
Cheryl Huxhold	Yea

Nancy Langdon	Yea
Tim McMurry	Yea
Pat Rose	Nay

Documents to be filed with the Town Clerk.

**By-Law Review:**

Annual review of the Planning Board By-Laws was conducted, and no changes were proposed.

**Comprehensive Plan:**

No updates

**Proposed Solar Law Status Update:**

The Town Board held a workshop on February 10, 2020 to review the document. Made significant changes to the proposed law. Next meeting will be March 9, 2020 at 6pm where the Town Board will continue to discuss the solar law and next steps in the implementation process.

**Land Use Management Plan:**

Beginning in March the Planning Board agreed to map out a plan for necessary updates to the Land Use Management documents.

**New Business**

None

**Training**

Tim Reilly noted that he attended a workshop in Fonda in January and that Cornell Cooperative Extension was hosting a non-credited solar workshop at Herkimer County Community College on March 7, 2020.

**Committee Reports**

None

**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 March 19, 2020 at 6:30pm

A working meeting regarding the Eden Renewables solar applications is scheduled for January 8, 2020 at 6:30pm

Rosalie Farina motioned to adjourn the meeting at 7:15pm. Cheryl Huxhold seconded the motion. Tim Reilly, Tim McMurry, Pat Rose, Nancy Langdon and Sandy Hemstreet voted in favor of the adjournment.



Sandra Hemstreet