

## TOWN OF GLEN PLANNING BOARD

### MINUTES OF MEETING HELD OCTOBER 15, 2020

A meeting of the Town of Glen Planning Board was held at 7 Erie Street, Fultonville, New York, on Thursday, October 15, 2020 at 6:30 pm.

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

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

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

Pat Rose

Also present at the meeting:

Ron Crewell

John Anderson

Richard Denero

Aaron Armitage

Russ Kelly

A quorum of the Planning Board being present, the meeting was called to order at 6:31pm 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 17, 2020. Rosalie Farina seconded the motion. Tim Reilly, Tim McMurry, Nancy Langdon, and Sandy Hemstreet voted in favor of the approval.

### **Old Business**

#### **Buddhist Campus:**

The Planning Board completed a walk through of the Buddhist campus on 10/3/20. Tim Reilly noted a request from the group to break away two projects from the original application; storage barn & parking area shelter. Tim indicated he could support the storage barn being broken off, but was not supportive of the parking area shelter, as it had bathrooms, running water, electricity, etc. The shed has no water, may have lights, but no facilities; just storage. Rosalie stated she was not comfortable breaking apart the parking lot area from the project. Cheryl noted the new maps the Planning Board received would need to reflect any changes if these items were broken off the original application. As of the meeting, the package submitted is still not complete as no final drawings have been received. Tim stated he had received four letters back from interested parties. DEC had comments on Phase 5 of the plan, as it relates to the flood plane.

Nancy asked if the other buildings currently on the property were finished, as the campus has a history of not following the parameters of what the Planning Board has approved. Tim noted the Planning Board did not examine the other buildings on site in great detail, but that it would be up to the code enforcer to ensure the rules and regulations of the build were followed.

A motion not to break apart the application submitted was made by Rosalie Farina; seconded by Nancy Langdon; Tim Reilly, Tim McMurry, Sandy Hemstreet, and Cheryl Huxhold approved. This change will allow for the official drawings to be completed within a proper time period.

Tim stated the Planning Board still does not have everything necessary to hold a public hearing. A motion to rescind the motion acceptance from 9/17/20 was made by Cheryl Huxhold; seconded by Rosalie Farina; Tim Reilly, Tim McMurry, Sandy Hemstreet, and Nancy Langdon approved.

A motion not to accept the application until all applicable documents are completed was made by Rosalie Farina; seconded by Nancy Langdon; Tim Reilly, Tim McMurry, Sandy Hemstreet, and Cheryl Huxhold approved.

A formal letter will be sent to the Buddhist Campus noting these decisions.

### **New Business**

#### **Glen Cemetery Association**

John Anderson, on behalf of the Glen Cemetery Association on Logtown Road requested a simple subdivision of 1.687 acres of crop land that adjoins the cemetery. Eventually they will look to put in a new driveway, but for today the only access is from Logtown Rd. The property is currently owned by Dykeman's. A motion to accept the mylar and approve the subdivision was made by Nancy Langdon; seconded by Cheryl Huxhold; Tim Reilly, Tim McMurry, Sandy Hemstreet and Rosalie Farina approved. Tim signed the mylar and returned to John Anderson to file with the county.

#### **Richard Denero**

Richard Denero requested a simple subdivision of 2 acres of land off of a 12 acre parcel he currently owns. The property is next to Bellinger's Orchard and has the required 200ft of front and meets all requirements to complete this request. A motion to accept the mylar and approve the subdivision was made by Cheryl Huxhold; seconded by Sandy Hemstreet; Tim Reilly, Tim McMurry, Rosalie Farina and Nancy Langdon approved. Tim signed the mylar and returned to Richard Denero to file with the county.

#### **Aaron Armitage**

Aaron Armitage requested a simple subdivision of 12+ acres of land on the north side of 5S, currently owned by Bob Freeman. Aaron is purchasing the property from Mr. Freeman. He has access from 5S with a shared driveway. He also has access from Glen Drive and from Riverside Drive through property he recently purchased. The property meets all requirements to complete this request. A motion to accept the mylar and approve the subdivision was made by Cheryl Huxhold; seconded by Tim McMurry; Tim Reilly, Sandy Hemstreet, Rosalie Farina and Nancy Langdon approved. Tim signed the mylar and returned to Aaron Armitage to file with the county.

#### **Solar Law Update:**

The Town Board has scheduled another public hearing for the proposed Solar Law comments on 11/09/20. Rosalie advocated for greater setbacks at the October workshop. Setbacks are currently 50ft front/back and 25ft sides. Rosalie proposed 200ft based off the Planning Board's initial review of NYS recommendations and wanting to be in line with state road requirements. The Town Board has passed along the proposed law to legal counsel for review and comment.

#### **Land Use Management Plan:**

Planning Board discussed the local law for Mobile homes. Mobile homes must now be seen as stick built. Tim Reilly brought up Tiny Homes. Wondering if Planning Board needs a provision for Tiny Homes? Right now, they are prohibited because they aren't up to code. Mobile homes moved from special use to principle permitted. Town documents should be updated accordingly.

#### **Comprehensive Plan:**

N/A

**Notes**

N/A

**Committee Reports**

NA

**Public Comment**

Russ Kelly noted that mobile homes must be on a full foundation with frost protection.

**Closing**

The next Town of Glen Planning Board meeting is scheduled for November 19, 2020 at 6:30pm

Tim McMurry motioned to adjourn the meeting at 8:04pm. Rosalie Farina seconded the motion. Tim Reilly, Nancy Langdon, Cheryl Huxhold and Sandy Hemstreet voted in favor of the adjournment.



Sandra Hemstreet