

TOWN OF GLEN PLANNING BOARD

MINUTES OF MEETING HELD MAY 20, 2021

A meeting of the Town of Glen Planning Board was held at 7 Erie Street, Fultonville, New York, on Thursday, May 20, 2021 at 6:30 pm.

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

Tim Reilly, Sandy Hemstreet, Tim McMurray, Cheryl Huxhold, Susan Whiteman, Nancy Langdon, Rosalie Farina

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

A quorum of the Planning Board being present, the meeting was called to order at 6:34pm 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.

Susan Whiteman motioned to approve the minutes of the Planning Board meeting held on April 15, 2021. Nancy Langdon seconded the motion. Tim Reilly, Tim McMurray, Sandy Hemstreet, Rosalie Farina and Cheryl Huxhold voted in favor of the approval.

Old Business

Borrego Solar

Greg Gibbons presenting on behalf of Borrego

Tim Reilly noted Lead Agency letters were sent on May 1, 2021. No concerns from recipients thus far. DOT provided feedback on the entrance way requiring minor changes. Borrego received Phase I archeological report. It's been submitted to SHPO for review. No findings of impact anticipated.

Greg noted the incentive block on solar is running out and asked if an earlier meeting in June can be scheduled to complete the SEQR letter to avoid missing the incentives. Nancy Langdon stated she would like to do a site walk if it's possible.

Johnathan Tingley, representative for the Shrine, asked to speak and expressed concern the SHPO report may not take religious facts into account in their review. Mr. Tingley noted a FOIL request was submitted on this project and he had not yet received the materials at the time of the meeting.

Tim Reilly noted a public hearing was held in conjunction with the SEQR process for this project. This was done in part to allow the County Board to review the project for feedback. The County sent the project materials back signed with no comments. Tim stated the Planning Board is waiting to complete parts 2 & 3 of SEQR process until the 30-day window runs out on Lead Agency letters.

Bill Baaki, representative of the Shrine, asked to speak and requested a copy of the archeological findings from the SHPO report once available. He also expressed that the religious significance of the Shrine property needs to be taken into consideration in the review. The ravine, located on property adjacent to the proposed project, is the issue as the Catholic Church believes there to be human remains of a Saint in that area. Greg stated he does not believe there will be any archeological concerns identified in the SHPO report. He stated the solar site is not near the ravine, being elevated significantly from the ravine and being sited on the side of the ravine owned by property owner considering the solar project.

Tim Reilly noted the Planning Board can move forward once the SHPO letter is received. This would allow Part 2 & 3 of the SEQR process to be completed. The Planning Board discussed Nancy's request to walk the

site. The landowner stated he could take people in one at a time, but the road is not such that multiple vehicles can get back in at the moment. The Planning Board discussed and determined it not necessary for this project; no site visit planned.

Western Supreme Buddhist Temple

Tim Reilly noted the application for the project was sent to County Board for review and feedback. County feedback included concerns regarding traffic and building height. County approved with contingencies, including a DOT and SHPO review be conducted.

Doug Cole stated that the Phase 1A study from SHPO was on hold until the study could be completed in full and the results can be reviewed again. All other documents have been completed and are with Prime. Doug asked Lamont Engineering about drainage and parking for the entrance. It as noted cars will park south of the main building. That will be the primary space for vehicles. All other spots will be pedestrian. Storm water is now shown on the plans. Run off water will be held for use on the property. The storm water systems are in place and are designed for a paved road, but not intending to pave. The main access road will be off Ripley Rd with 44 parking spaces; completed with gravel to start. Tim Reilly asked about porous paving. Lamont Engineering stated they did not intend to use that as in decomposes rapidly with sand / salt use in the wintertime. Doug Cole stated the deep test pits still need to be completed for storm water design. Perk test was passed. Well will be drilled, still coordinating; will be condition of approval. Tim Reilly noted if all documents in order for June meeting the SEQR process can be completed at that time.

Johnathan Tingley, representative for the Shrine, requested to speak. Stated a FOIL request on this project was pending. Tim Reilly noted collection of materials to meet the request was being conducted.

Tim Reilly stated escrow account funds for Prime's review of this project were dwindling. Tim asked the Western Supreme Buddhist Temple group to provide additional funds in order to keep Prime moving on this project.

Pilot

Frank Palumbo

Jim Edwards- CT Male

Ryan/Brad representing on behalf of Borrego

Frank Palumbo noted an aggressive schedule for this project. Plans have been submitted to Prime for review. Planning Board provide updated site specs for review. Sand boring on the project completed. Depth to groundwater completed. SWPP planned. Prime talked with DOT. Traffic study completed. DOT asked for additional analysis of intersection by Thruway entrance. On site archeological analysis has been completed.

Looking to start building early part of summer. Asking the Planning Board to make a motion to become Lead Agency and consideration of an additional meeting in June to keep the process moving. Planning Board determined 30-day window on Lead Agency letter, if sent May 24th, would be able to be conducted June 24th or after. Planning Board would not commit to special meeting in advance of June 17, 2021 regular meeting, but a special meeting could be approved at the June meeting if all other paperwork was in order. Frank requested referral to the County Board for their feedback in advance of the June Planning Board meeting.

Tim Reilly stated Agency letters would be sent by May 24, 2021. Tim wants to see more of SEQR & DOT study information. Traffic study needs to go to County Board. Frank stated reports are completed and can be sent to Prime, DOT, and to Planning Board for County review. Discussion ensued about sending materials to County Board before all SEQR documents are complete. Sandy Hemstreet stated Planning Board has Application, EAF, Archeological study, DOT study, and 8 sets of documents related to the project. County review of these materials could prove helpful in making final decisions.

Motion to declare Lead Agency of the Pilot project

Motioned: Nancy Langdon

Seconded: Susan Whiteman

All if Favor: Tim Reilly, Sandy Hemstreet, Rosalie Farina, Tim McMurray, Cheryl Huxhold

Motion to refer project documents to County Board for review and feedback

Motioned: Sandy Hemstreet

Seconded: Cheryl Huxhold

All if Favor: Tim Reilly, Susan Whiteman, Rosalie Farina, Tim McMurray, Nancy Langdon

Tim Reilly wants to wait until June meeting to determine public hearing date. Pilot requests to hold a public meeting prior to the July 15, 2021 general meeting.

Brad (Pilot via phone) stated a request for construction to begin in July in order to open the site in 2021. Asked again if a public meeting could be set for earlier than July. It was determined if the Planning Board submits information for the public meeting on June 18, 2021, the public meeting could be held on June 28, 2021.

Doug Cole noted a sign variance is likely needed from the Thruway Authority. Brad stated working with Thruway Authority on this process right now. The Board of Appeals will use this as a condition of approval. Susan Whiteman asked about wetlands noted on the project plans. Prime stated the buildings in the flood zone will be raised and pushed back so they are above the 500-year flood zone. Landscaping has been submitted and a SWPP is included in the updated plan documents.

Land Use Management Plan:

Sandy Hemstreet sent proposed updates for the Land Use Management Plan to the Planning Board for review and ran through the proposed changes at the meeting. No questions on items listed in the document. One question on Tiny Houses. Should these be included as a Special Use Permit item in Section 4.01 Rural Residential? Planning Board determined Tiny Homes should be called out. Sandy to update the document to include information on Tiny Homes and resend to the Planning Board. Tim Reilly will take the updates to the June Town Board meeting for their review

Comprehensive Plan:

N/A

New Business

Daim Logistics, Inc

Pat Oare, representing Daim Logistics, looking to purchase 4.58 acres in the Glen Canal Industrial Park from Montgomery County. Will be used for parking. Crusher run compacted surface for the time being. Employs 60 employees, buying land to expand. Transportation company looking to move more freight. Working with IDA, need more space for trucks.

Motion to approve subdivision of Lot 3D

Motioned: Cheryl Huxhold

Seconded: Tim McMurray

All if Favor: Tim Reilly, Sandy Hemstreet, Susan Whiteman, Rosalie Farina, Nancy Langdon

Communication Updates

N/A

Public Comment

1. Margaret Ripley asked about the existing driveway on Ripley Rd for the Western Supreme Buddhist Temple project. She expressed concern the current driveway is not safe. Asked that the driveway be reviewed because it's a danger to the community. The site lines are poor. How do we correct these?
 - a. Doug Cole noted the driveway will be crowned and each side will be ditched. The Storm Water Mgt area will catch a lot of the water and alleviate the runoff problem that occurs today.
2. Question on Borrego Solar; How does solar come to the Town of Glen? Does each landowner come forward to have solar on their land approved or how does this work? Borrego is going to be sited on a slope and this could be a concern for views.
3. Why is Montgomery County being targeted for all of these solar projects?
4. Bonnie: solar has become complicated and you all do a lot of work around it. Feels site visits of each project should be conducted. We don't want to be the easy town to come to, to get solar sited.
5. These companies all seem to be wanting special meetings. Don't let these companies do something the Planning Board isn't comfortable with. Don't let solar companies in too easily. The Amish have said they are moving out if the solar comes in.
6. Decommissioning, how does that work? It's part of the solar law
7. Michelle Egleston asked if the Town Board has the ability to reject the application for the Mill Point Solar project if the community does not want the project. Concerns about displaced wildlife, increase in auto accidents because of wildlife displacement. Concern about battery storage and strain on the Fire Department.

Closing

The next Town of Glen Planning Board meeting is scheduled for June 17, 2021 at 6:30pm

Rosalie Farina motioned to adjourn the meeting at 9:02pm. Nancy Langdon seconded the motion. Tim Reilly, Cheryl Huxhold, Tim McMurray, Susan Whiteman, and Sandy Hemstreet voted in favor of the adjournment.



Sandra Hemstreet