

TOWN OF GLEN PLANNING BOARD

MINUTES OF MEETING HELD JUNE 17, 2021

A meeting of the Town of Glen Planning Board was held at 7 Erie Street, Fultonville, New York, on Thursday, June 17, 2021 at 6:30 pm.

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

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

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

Cheryl Huxhold

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 motioned to approve the minutes of the Planning Board meeting held on May 20, 2021. Susan Whiteman seconded the motion. Tim Reilly, Tim McMurray, Sandy Hemstreet, and Nancy Langdon in favor of the approval.

Old Business

Borrego Solar

Greg Gibbons contacted Tim Reilly regarding the SHPO report. Indicated additional review of site needed to be performed. No determination had yet come back from the State so could not move forward today. Tim noted the Planning Board had all other information required for a complete site package.

Sandy Hemstreet asked about the letter received from Ag and Markets, which indicated the land in question included Prime Ag land with soil types 1-4 and recommended an adjustment to project siting to alleviate use of said soil types. Tim Reilly will discuss this with Borrego. Soil samples will be a condition of approval of the site plan to ensure we have benchmark. Once SHPO update is in then EAF Part 2 & 3 can be drafted.

Jonathan Tingley, attorney for the Shrine, asked about the FOIL request for a visual assessment. Tim indicated it would be sent to him by Monday; Sandy to assist.

Nancy Langdon quessed the cemetery that runs along the roadway into the project. Susan Whiteman noted in in siting the road we must ensure no disturbance of cemetery.

Western Supreme Buddhist Temple

Lamont Engineering let Tim Reilly know the project is currently delayed by SHPO with no information received to complete the process; 1a status still delayed.

Additional payment for the escrow account was submitted by Nakie Chan. Tim will submit this to John Thomas.

Pilot

Frank Palumbo- CT Male

Jim Edwards- CT Male

Ryan/Brad representing on behalf of Pilot

Pilot has received Prime AE comments. Frank Palumbo noted, and Doug Cole confirmed, many of the comments are technical in nature and do not affect the Planning Board review. Pilot will provide a response letter to Prime to show how they will address comments. They are still waiting on DOT items.

Pilot requesting public hearing June 28 with the ability to seek approval for project at that time if all paperwork is in order and no public opposition. SHPO completed and submitted to Planning Board. Question on oil separator vs fueling area. Is this for drainage? Or will this drain into storm water? Ryan of Pilot indicated the area is crowned so water won't pool. If gas spills in fuel are it will not run off; will be captured through the concrete following NYS guidelines.

Susan Whiteman asked about charging stations. Pilot can run lines for them now but wasn't planning on installing them into the project currently.

Water flow test failed twice. This is for fire flow. Cost prohibitive for Pilot to install sprinkler system. Will be changing dimensions of building, eliminating seating and adding a fire wall to meet code and no longer require sprinkler system. Tim Reilly asked about the failing. Pressure dropped dramatically. Flushed lines; no change in results. Line is old and may need to be fixed. Doug requested flow test information for records.

Signage questions will need to be taken up with Thruway Authority. Received comments back from County. Site plan well done. No questions from County. Noted DOT needs to send in their final comments. Received letters back as lead agency.

Looking to start project July 19, 2021; trying to beat winter weather issues. Requesting June 28 2021 public meeting. Discussion regarding timing of public meeting.

Motion to set special meeting June 28, 2021 for Public Hearing

Motioned: Tim Reilly

Seconded: Sandy Hemstreet

Discussion: Susan unable to attend. Rosalie expecting Pilot to have all in order for meeting if we grant special session- concerned about publicizing session and then cancelling if materials not in order. Nancy not in favor of special meeting.

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

No: Susan Whiteman, Nancy Langdon

Sandy to post Legal Notice of Public Meeting for Pilot project June 28, 2021

Land Use Management Plan:

Tim Reilly will take the updates to the July Town Board meeting for their review

Comprehensive Plan:

N/A

New Business

Simple Subdivision- Lewis & Elizabeth Yoder, Burly Rd

Denise Hoag purchasing 2 acres with 332 road front from Lewis & Elizabeth Yoder, leaving 31.7 acres. Myler and survey submitted.

Motion to approve simple subdivision

Motioned: Rosalie Farina

Seconded: Nancy Langdon

All if Favor: Tim Reilly, Sandy Hemstreet, Susan Whiteman, Tim McMurray

Borrego Wind

Brandon Smith and David Strong of Borrego

Reynolds Rd Wind Generator- informational review of anticipated project; no application with the Town of Glen at this point. Single turbine project located 500ft from property line. 345ft high, will connect to distribution grid using utility poles off Reynolds Rd. Community wind- electricity stays local. Newer turbines are larger, turn slower, and are quieter. Area of disturbance approximately 5 acres including roadway and site (5-10 acres of trees removed). Glen doesn't have many spots where the wind is sufficient, but this location has been studied and will work. Lease of land for 25 years w/ 5-year extensions (x4). A decommissioning plan would be included. Avion studies have been conducted to protect raptures and other birds in the area using avion biologist. Site will generate 1100/1200 MW per month, enough for 1200 residential homes worth of electricity per year. Closest landowner is 2,000ft away. Noise is measured and is typically 50 decibels (similar to dishwasher in next room). Unsure how sound affects animals in the area; will ask vendors. In severe weather the system / blades shut down. Blades are 246ft long. Doing studies to see how equipment would make it on to Reynolds Rd and the site. Must also complete FAA study, lighting required on turbine for planes. Have similar type of turbine at Roaring Brook/Jiminie Peak/Seneca Nation. Annual scheduled maintenance. Footing in ground 8-10ft. 45ft wide base. Decommissioning depends on town law; footing may stay but everything above ground goes, leave gravel road.

Will be filing for a met tower permit with Tom DiCaprio.

Communication Updates

N/A

Public Comment

1. Steve Helmin, Fultonville, NY- feels frustrated for the Planning Board because CT Male/Palumbo took 40 days away from Pilot project and are now pushing for the Planning Board to have a special public meeting outside of normal schedule.

Concerned about new Pilot building not having sprinklers, even if it meets code.

2. Michelle Egelston, Fultonville, NY- seeing an apparatus on Logtown Rd that appears to be studying wind. How does this come about? Have seen on Hall Rd as well.
 - a. Tim Reilly is not aware of apparatus in question, will ask Tom DiCaprio and John Thomas if they know what it isIs there a scenic by-way going in on Logtown Rd?
 - b. Steve Helmin noted Montgomery County has legislation coming up in June to make a number of roads in Glen part of scenic by-way. Info can be found on County website
3. Sandy Hemstreet, Fultonville, NY- member of public requested information on big parking lot going in behind old Chief's building. Do we know what that is?
 - a. Tim Reilly noted Carver may be looking to buy that spot
 - b. Doug Cole noted if paving, we will need to alert Tom DiCaprio; could be problem with DOT / Stormwater. Should have site development approval if disturbing more than 1 acre of land
 - c. Tim Reilly will look further into this
4. Doug Cole sent Planning Board Town of Princetown Wind Law for review. Tim Reilly feels a wind law is needed in the Town of Glen
5. Bonnie Couture, Fultonville, NY- would like a moratorium on the Town's Solar Law. Would the Planning Board consider sending this to the Town Board as a request? Feels Solar Law we have today needs to be upgraded.

- a. Tim Reilly suggested the Planning Board needs to compile a list of points regarding the request for Solar Law Moratorium

Closing

The next Town of Glen Planning Board meeting is scheduled for July 15, 2021 at 6:30pm

Susan Whiteman motioned to adjourn the meeting at 8:39pm. Nancy Langdon seconded the motion. Tim Reilly, Tim McMurray, Rosalie Farina, and Sandy Hemstreet voted in favor of the adjournment.

A handwritten signature in black ink, appearing to read "Sandra Hemstreet", with a long horizontal flourish extending to the right.

Sandra Hemstreet