

TOWN OF GLEN PLANNING BOARD

MINUTES OF MEETING HELD DECEMBER 16, 2021

A meeting of the Town of Glen Planning Board was held at 7 Erie Street, Fultonville, New York, on Thursday, December 16, 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, Cheryl Huxhold, Rosalie Farina

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

A quorum of the Planning Board being present, the meeting was called to order at 6:33pm 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 November 18, 2021. Cheryl Huxhold seconded the motion. Tim Reilly, Sandy Hemstreet, Susan Whiteman, and Tim McMurray voted in favor of the approval.

Old Business

Round Barn Road- Bed & Breakfast

Project was referred to County Planning Board and was approved with no comment. Question on bed tax- there is a bed tax and it's the responsibility of the owner. All materials have been received and no other review required.

Motion to approve Special Use Permit for the creation of Round Barn Road Bed & Breakfast

Motioned: Cheryl Huxhold

Seconded: Susan Whiteman

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

No: N/A

Western Supreme Buddhist Temple

Tim Reilly received call from Doug VanDusen of Lamont Engineering- project still going through SHPPO 1B process with NYS. Application remains active. Still have outstanding concerns from the March 2021 Prime AE letter that require comment.

Nakie Chan and Elise asked once they are through the SHPPO process what else will happen? Tim noted everything will go through Lamont and Prime.

What is the likelihood the project will be approved? Tim stated it may be approved with conditions. We don't know until the full information is back from SHPPO and Lamont before any final decisions can be made.

Planning Board received correspondence from Gilchrist Tingley asking about the status of the application. Question if any decisions would be made at the December meeting. Tim Reilly responded about the status of the meeting and that no decisions would be made at the December meeting.

Daim Logistics

Pat Oare resubmitted materials as requested (EAF). Doug Cole indicated the resubmission addressed 99% of the comments from previous submittal. Two items that need to be addressed:

- grading that goes past site line into County land; this will require an easement
- updating SWPPP maintenance plan for future review

Tim Reilly stated Lead Agency Letters will be mailed 12/17/21.

Motion to accept complete application and to designate Planning Board as Lead Agency

Motioned: Sandy Hemstreet

Seconded: Tim McMurray

All if Favor: Tim Reilly, Rosalie Farina, Cheryl Huxhold, Susan Whiteman

No: N/A

Motion to send application to County Planning Board for review at January meeting

Motioned: Cheryl Huxhold

Seconded: Sandy Hemstreet

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

No: N/A

Motion to hold public hearing for Daim Application on January 20, 2022 at 7pm or as soon thereafter

Motioned: Rosalie Farina

Seconded: Tim McMurray

All if Favor: Tim Reilly, Susan Whiteman, Cheryl Huxhold, Sandy Hemstreet

No: N/A

411 Reynolds Road Wind Energy Project

Camie Jarrell / Sandy of GHD Consulting Services

Doug Strong / Lydia of Borrego Solar

Public Hearing was called to order by Tim Reilly at 7pm to hear questions from the community on the proposed 4.3MW Wind Turbine on approximately 5 acres of land, located at 411 Reynolds Rd, Fultonville, NY 12072.

1. Michelle Wadsworth asked if there were any comments from the November meeting? -it was noted that there was a request to Borrego that the Planning Board would want to review different viewsheds with the community
2. Are all the viewshed photos set at ground elevation?
3. What is the exact location of the wind turbine on the site?
4. Will Borrego be upgrading the power lines? – yes to three (3) phase lines
5. If drone videography was provided to Borrego could the turbine be superimposed so as to show better visuals? Elevation and GPS coordinates can be provided.
6. The pictures provided are unrealistic and are unacceptable. We asked for photos and we didn't get what we asked for.

7. To what extent have you evaluated the Town of Charleston? Have you contacted them to let them know about the turbine, as this will impact their viewshed too? – no contact with Town of Charleston to date
8. Are you waiting on a report from SHPPO to determine visually sensitive areas?
9. My home is less than ¼ mile from the site and no one has contacted me to let me know about this project. Why is that?
10. Shadow Flicker- would this vary based on the time of year?
11. Have studies been done between Shadow Flicker and epilepsy?
12. What is the sound like? Can you hear it within a ½ mile radius?
13. Why would people want to tolerate this? – tax payment to Town, County, School, energy must be consumed locally and receive a 10% discount on that energy, community host agreement will be made with the Town for additional funds
14. What is the life expectancy? – 25 years, components and parts wear out and replace them like a car. Decommissioning bond must be provided so the project can be taken down at the end of its lifecycle
15. Will this project be sold? – yes
16. Who makes sure these projects are compliant? – The Town is responsible to oversee this
17. There's already a 10% discount on renewable energy today. This project doesn't add any additional discount for us.
18. This has to be a noisy machine. - A lot of discussion / studies on infrasound. Not a lot of conclusions on it. Look for studies that are peer reviewed. There are about 80 out there to help educate yourself.
19. Could a simulation be done for a homeowner on how intense it will be when the turbine runs?
20. Sound- microphones go out to measure read sound of the turbine. We then review the sound study with the community
21. How do we control the sound if it isn't that quiet? – the Town of Glen wants testing done post construction and beyond that to oversee the sound
22. The town has limited resources/volunteers. Someone has to oversee this project and we don't have the resources to oversee it. - Borrego Host Town Agreement could include payment to a 3rd party to conduct sound reviews
23. What is the timeline for approval? - if the public meeting closed this evening, the next step is to provide a referral of the project to the county. At the January 20th meeting the Planning Board could review the referral process and SEQR Part 2/3. Could possibly put this to a vote in the February 2022 meeting.
24. Property Value Studies, are there any? – MA has quite a few. Borrego will post them on their website. Appears to be no net effect on property values based on Wind Turbines.
25. We have two schools located near the proposed site. We are concerned about the traffic with children walking to school each morning. – Susan Whiteman indicated she'd seen information stating no schools should be located within 3 miles of a wind turbine. Will investigate further.
26. How long to people have to send in comments? - consider leaving the public meeting open
27. Recommend any subsequent owner of the project put a legal fund in place the town could draw on to fight if they needed to.
28. Rural communities are stuck in the middle of the state's push for renewables.
29. Is this a done deal? It seems like it is.
30. The National Association of Realtors shows a decrease in home values around these. We don't want them in our community.
31. How is this not a noise nuisance? We don't want this in our community.
32. How will Borrego fund the purchase of this project? Will it be paid up front or by mortgage? – will get a loan from the bank for the project
33. Infrasound- there are health effects from this. It needs to be placed away from people's houses.

34. What is the stray voltage on this? - no stray voltage
35. How can someone who doesn't live here (landowner) do this? It's not right
36. Request for the Planning Board to add in document from Wind Watch. – so added
37. Wildlife to consider – eagles, harrier, owls, endangered mouse

Rosalie Farina requested to leave the public hearing open for 30 days. Outstanding items to review include the views (photos) requested in front of each home on Reynolds Road, ensuring the specs submitted are accurate (setbacks) and review of the animal studies conducted.

Resolution to keep the public meeting open for the next 30 days. Meeting to be closed at the January Planning Board Meeting held on January 20, 2022 at 6:30pm. Public encouraged to send in comment by letter.

Motioned: Rosalie Farina

Seconded: Cheryl Huxhold

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

No: N/A

Comment: DAIM public hearing will be held on the same date

Land Use Management Plan:

N/A

Solar Moratorium:

Workshop was held on December 2, 2021 with recommended updates to the Solar Law and Land Use Management being drafted. Next workshop proposed for December 29, 2021. Sandy Hemstreet to release notice to the newspaper.

Motion to hold a workshop for continued review of the solar law and Land Use Management Plan on December 29, 2021 at 6:30pm

Motioned: Rosalie Farina

Seconded: Tim McMurray

All if Favor: Tim Reilly, Cheryl Huxhold, Susan Whiteman, Sandy Hemstreet

No: N/A

Comprehensive Plan:

N/A

New Business

ConnectGen

Not present

Proposed Letter to Governor

Sandy Hemstreet used a template from Responsible Solar NY to recommend a letter from the Town and Planning Boards to the governor expressing concern about the size and scope of the projects being proposed in the Town of Glen using the 94-c process. Rosalie Farina and Tim Reilly were supportive of a letter being drafted and sent. The Planning Board will edit the letter and hold until the new board is in place and will submit it for consideration at that time.

Communication Updates

N/A

Public Comment

1. Ron Crewell- thank you for the work that the Planning Board members have done for the Town of Glen
2. This is the last official meeting of the Planning Board. In January, Tim Reilly, Rosalie Farina and Susan Whiteman will be moving on to the Town Boarc.

Closing

The next Town of Glen Planning Board meeting is scheduled for January 20, 2021 at 6:30pm

Rosalie Farina motioned to adjourn the meeting at 10:33pm. Susan Whiteman seconded the motion. Tim Reilly, Cheryl Huxhold, Tim McMurray, and Sandy Hemstreet voted in favor of the adjournment.

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

Sandra Hemstreet