

TOWN OF GLEN PLANNING BOARD

MINUTES OF MEETING HELD AUGUST 19, 2021

A meeting of the Town of Glen Planning Board was held at 7 Erie Street, Fultonville, New York, on Thursday, August 19, 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, Cheryl Huxhold

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 6:32pm 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 July 15, 2021. Nancy Langdon seconded the motion. Tim Reilly, Tim McMurray, Sandy Hemstreet, Susan Whiteman and Cheryl Huxhold voted in favor of the approval.

Old Business

Western Supreme Buddhist Temple

Tim Reilly spoke with Doug VanDusen of Lamont Engineering. Project is moving forward. Phase 1A of the archeological review completed June 2021. SHPPO accepted the application in July 2021. They are awaiting Phase 1B to move forward and are planning to attend the September meeting.

Prime AE is awaiting response to outstanding items; Lamont to respond.

Subdivision- Tom Hayes, Reynolds Rd

Tom Hayes looking for a lot line adjustment of his property that abuts the Weaver Farm. Tim Reilly noted the County Clerk will need to officially make the adjustment to SBL 84-1-24, 273 Reynolds Rd, Fultonville, NY.

Resolution to approve a lot line adjustment moving land from Tom Hayes to Attlee and Elmer Weaver:

Motioned: Cheryl Huxhold

Seconded: Tim McMurray

Discussion: none

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

No: N/A

Land Use Management Plan:

Tim Reilly submitted recommendations made by the Planning Board to the Town Board at the August meeting. John Thomas is asking the Planning Board to make these changes to the document. The

Planning Board will request a Word document of the Land Use Management Plan from the Town Board in order to complete this requested work.

Comprehensive Plan:

N/A

New Business

Solar Moratorium

A 6-month Solar Moratorium was passed. The Planning Board has been tasked with updating the Zoning and Land Use Management documents to reflect the ideas and thoughts related to solar in the Town of Glen. The intention is to address issues not currently reflected in the law. The project is due for completion by February 9, 2022.

Items the Planning Board intends to review include:

1. where are the appropriate places to site solar
2. align the law with the Town Comprehensive Plan
3. clearly define Utility, Community, and Residential solar
4. battery storage
5. set back flexibility
6. visual impacts
7. decommissioning
 - remove all equipment, lines, etc from the ground
 - payment must be a bond
 - recycling of materials
 - abandonment
 - review decommissioning rates every 5 years
8. what percentage of the Town should be used for solar/renewables
9. limiting MegaWatts- identify how much the Town will/can support in MWs
10. questions on fire safety
 - volunteer fire department; do we have the capacity for something the size of ConnectGen?

Legal Counsel will be necessary to review the changes being proposed. Special meetings will be required to work on updating the documents.

Motion to hold a special meeting / workshop to begin review of the Town of Glen Solar Law. First order of business to be definitions and locations for siting in the Town. Meeting to be held September 9, 2021, 6:30pm, Town Hall, notice to the public required.

Motioned: Nancy Langdon

Seconded: Susan Whiteman

Discussion: none

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

No: N/A

Hitching Post

Dig Safe NY has given the “all clear” to build a hitching post. The Amish will be assisting in building, with Tim Reilly overseeing the project.

ConnectGen

Sandy Hemstreet brought forward a question about having ConnectGen present at the September Planning Board meeting. Eddie Barry had offered this at ConnectGen’s public meeting August 11th. Tim McMurray and Rosalie Farina expressed desire for them to come and present. Tim Reilly felt strong parameters would be required. Tim and Rosalie to get Sandy the questions the Planning Board is looking to hear, namely: Where are you at in the project? What are the next steps? What is the timeline? Sandy noted that Mount Morris had an engineering review conducted and submitted to ORES on the solar project going in, in their area. The Town of Glen should consider this as well. Sandy to reach out to Eddie Barry to request attendance for these updates.

Planning Board Succession

Three members of the Planning Board are running for Town Board. This will leave vacancies in January. Recommend speaking with community members to see if there is interest. In November, after the elections, an ad can be put in the newspaper for vacancies. Applicants must be Town of Glen residents. One idea is to possibly merge the Village and Town Planning Boards or see if members of the Zoning Board wish to join the Planning Board.

Borrego Wind

Brandon Smith is planning to submit a formal application in September for a wind turbine on Reynold’s Road.

Rosalie Farina noted a Local Law on Wind will be needed in the Town of Glen.

Communication Updates

N/A

Public Comment

1. Question on Electric Batteries used in solar projects- what is the containment? Are they engineered for containment?
 - a. Generally, if they catch fire you let them burn out
 - b. Air pollution is a concern
2. Eminent Domain- can the Power Authority use this to take land for solar? Power Authority would need to show reasonable cause to do this. Currently, it’s not likely. It could occur in the future.
3. Russ Kelly- FYI: January 1st the new Town Board will appoint a new Planning Board
 - a. Encourage written public comment on the action items for the updated solar law
 - b. Bonds should cover 100% of the decommissioning costs
 - c. NYS has mandated use the best farming land for solar
 - d. Need to have legal counsel in place for updated solar law review
4. Ron Crewell- we need to get people ready for the new Planning Board and Town Board positions. Legal counsel for the solar law is a must. Need to push the Town Board to give the Planning Board the Land Use Management document in Word.

5. Steve Helmin- the RFP that ConnectGen responded to required them to mitigate specific soil types vs type of land (Prime, etc.) We need to know what the specific soil types are in the agricultural zones. Also believes a maximum MW in the Town of Glen is a good idea. The ConnectGen project will provide for 67,000 homes. We only have 2700 residents, so do not need that kind of power. Can we put a cap on it? The map ConnectGen released is preliminary. They have indicated they can and will go bigger if people sign up to lease land. Likes the idea of merging the Fultonville and Town of Glen Planning Boards.
6. George Galeazza- concerned about the battery storage and our firefighters. The red area on ConnectGen's map is where the battery storage will go. Is there going to be training for the volunteer fire department on how to handle a situation with that system? JD Downing might know what should be supplied for that? Also, not against solar but there are a mess of headaches with ConnectGen and it's not benefiting the community. If ConnectGen came in and said they'd pay our electric bills in full for the next 20 years if we take this project into our community, that would feel a lot better.
7. Rosalie Farina- asked ConnectGen if they would expand. They said they will expand if people will let them rent and they can do it, so yes, beyond 250MW is on the table.
8. Bonnie Couture- the size of the ConnectGen project is so large already, their willingness to expand beyond that is unfathomable.
9. Margaret Ripley- who are these ConnectGen people and why should we be trusting a company that's been in business only 3 years. Do they have any solar projects that have been around 10 years that we could speak with? Are there any in general that have been around that long? Where can I find this info? This project will see new landowners in its lifetime. What about them? ConnectGen can ask for extensions but do new landowners have to do it? Feels that solar technology is developing so quickly that these panels will be obsolete soon. NYC is way behind the rest of NY and our transmission lines are not good. A lot of power gets lost enroute to NYC because of these deficiencies. We are wasting product if the lines don't get upgraded too.

Closing

The next Town of Glen Planning Board meeting is scheduled for September 16, 2021 at 6:30pm

Tim McMurray motioned to adjourn the meeting at 8:33pm. Rosalie Farina seconded the motion. Tim Reilly, Susan Whiteman, Nancy Langdon, Cheryl Huxhold, and Sandy Hemstreet voted in favor of the adjournment.



Sandra Hemstreet