

TOWN OF GLEN PLANNING BOARD

MINUTES OF MEETING HELD FEBRUARY 18, 2021

A meeting of the Town of Glen Planning Board was held at 7 Erie Street, Fultonville, New York, on Thursday, February 18, 2021 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, Susan Whiteman

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

Nancy Langdon

Present:

United Methodist Church of Fonda/Fultonville

Lamont Engineers

Prime AE

Western Supreme Buddhist Group

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.

Cheryl Huxhold motioned to approve the minutes of the Planning Board meeting held on January 21, 2021. Susan Whiteman seconded the motion. Tim Reilly, Tim McMurry, Sandy Hemstreet, and Rosalie Farina voted in favor of the approval.

At the January 2021 meeting the Planning Board voted to amend the By-Laws. Tim Reilly motioned to accept the By-laws as amended. Susan Whiteman seconded. Tim McMurry, Cheryl Huxhold, Sandy Hemstreet, and Rosalie Farina voted in favor.

Old Business

Public Hearing: United Methodist Church

Public hearing opened at 6:45pm to review the request for special use permit to run the United Methodist Church of Fonda/Fultonville at the property they are purchasing on Van Epps Rd; 4.3 acres with a house and 267 road front, off street parking.

Sandy Hemstreet read the public notice. Tim Reilly opened the hearing up for public comment; no comment was presented. Public hearing closed at 6:48pm.

Motion to approve the special use permit request as submitted

Motion: Rosalie Farina

Second: Cheryl Huxhold

All in favor: Susan Whiteman, Sandy Hemstreet, Tim McMurry, Tim Reilly

Western Supreme Buddhist Group:

Doug Cole of Prime AE reviewed and replied to the site plan for the Western Supreme Buddhist campus provided by Lamont Engineers. Lamont responded in writing to Prime's comments on February 18, 2021. Doug Van Deusen represented Lamont Engineers during the meeting.

Discussion was as follows:

- flood elevation; building 2ft above flood plain is typical
- burst panels were added on the buildings in the flood zone

- a full SWYPP will be prepared and can be a condition of approval; Prime AE will provide the recommended conditions
- landscaping will be minimal
- documents updated with existing utilities
- no signage will be added outside of that which is required
- traffic flow has been added to the plans
- DOT curb cut was provided in 2016; driveway is in, Planning Board requests a copy of the curb cut permit as condition of approval
- final drawings will be submitted when requesting the building permit
- stormwater perk tests are done. The remainder will occur after the winter weather is over
- the well on the property is not in use; development of new well by proposed Welcome Center
- lighting: detail sheet on plans for typical lighting have been provided; this is the only point where there is lighting
- Lamont requested update on the correct number of parking spaces required/allowed; Prime AE will look into this question further
- Tim Reilly indicated the need to resend letters about the project to interested parties due to being pre-mature when sent initially. Prime AE noted they would assist the Planning Board (Lead Agency) in sending the letters and wait on comments.

Motion to accept the application on the Western Supreme Buddhist campus as presented

Motion: Tim McMurry

Second: Susan Whiteman

All in favor: Sandy Hemstreet, Tim Reilly, Rosalie Farina, Cheryl Huxhold

Motion to become Lead Agency for the Western Supreme Buddhist campus project

Motion: Susan Whiteman

Second: Sandy Hemstreet

All in favor: Tim Reilly, Rosalie Farina, Cheryl Huxhold, Tim McMurry

Motion to hold Public Hearing for the Western Supreme Buddhist campus project on March 18, 2021 at 7pm, Town of Glen Town Hall, 7 Erie Street, Fultonville, New York.

Motion: Sandy Hemstreet

Second: Tim McMurry

All in favor: Tim Reilly, Rosalie Farina, Cheryl Huxhold, Susan Whiteman

Sandy Hemstreet will submit a Legal Notice to the Recorder regarding the public hearing. The Western Supreme Buddhist Group will need to send out certified letters to neighbors within 500ft of the project a minimum of 2 weeks in advance of the public hearing.

New Business

Land Use Management Plan:

No action on the Land Use Management changes requested by the Town Board at this time. These changes require a review of mobile homes in the town, marinas in the hamlet, tiny homes and Amish schools.

Comprehensive Plan:

N/A

Henry Mast/William Featherstone

Request for simple subdivision at 825 Logtown Rd. 2 acres subdivided out of 62 acres. Lot meets 200ft road footage requirement.

Motion to approve simple subdivision of land owned by Henry and Rachel Mast to William Featherstone

Motion: Sandy Hemstreet

Second: Cheryl Huxhold

All in favor: Susan Whiteman, Rosalie Farina, Tim McMurry, Tim Reilly

Garren Subdivision

Doug Landon, Attorney for Garren Family Irrevocable Trust, submitted a request for simple subdivision at 651 Lansing Rd. 2.2239 acres subdivided out of 16.278 acres. Lot meets 200ft road footage requirement.

Motion to approve simple subdivision of land owned by Garren Family Irrevocable Trust

Motion: Rosalie Farina

Second: Cheryl Huxhold

All in favor: Susan Whiteman, Sandy Hemstreet, Tim McMurry, Tim Reilly

Communication Updates

Jack Rymer

Pilot Company- not present at meeting

Eden Renewables

Travis – not present at meeting

Borrego Solar

Greg Gibbons presented information on a large-scale solar project being proposed at 2651 State Highway 5s, Fultonville, NY. The SEQR is completed on this commercial project. Greg noted the project is set back 1000ft from the road. Gravel access road. No battery storage. Has existing curb cut. Unmanned system; no water/no sewer. Will connect to grid at existing power lines at front of the property. All setback on the project meet Town of Glen Solar Law requirements. 19 acres fenced in. 8.7 acres will require tree clearing. A visual assessment will be required by the state due to the location near the Mohawk River. Escrow will be paid within the next week. Land is currently vacant. Project will tie into regular 3 phase power on the grid. Unsure of which substation will be used. Tilt racking will be used with 4 screws into ground. Elevated panels (15ft), fixed racks. Facing south, tilted away from road. Will get input from Fire Chief for safety. 7ft chain link fence proposed. Wildlife gap at base; no barbed wire. No chemicals for grass growth. Native flowers/mix for siting. No top soil removal. Borrego's closest project is on Rt 29 in Mayfield. Borrego develops sites and then sells them; this will be sold before project is built. 10% discount on power granted to community members who sign up. Decommissioning plan will be submitted with project. 25-year contract with landowner.

Public Comment

N/A

Closing

The next Town of Glen Planning Board meeting is scheduled for March 18, 2021 at 6:30pm

Rosalie Farina motioned to adjourn the meeting at 7:56pm. Susan Whiteman seconded the motion. Tim Reilly, Tim McMurry, Cheryl Huxhold and Sandy Hemstreet voted in favor of the adjournment.



Sandra Hemstreet