

TOWN OF GLEN PLANNING BOARD

MINUTES OF MEETING HELD MARCH 18, 2021

A meeting of the Town of Glen Planning Board was held at 7 Erie Street, Fultonville, New York, on Thursday, March 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, Nancy Langdon

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 6:31pm 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 February 18, 2021. Rosalie Farina seconded the motion. Tim Reilly, Tim McMurry, Sandy Hemstreet, Susan Whiteman and Nancy Langdon voted in favor of the approval.

Old Business

Public Hearing: Western Supreme Buddhist Group

Public hearing opened at 7:00pm to review the application of the Western Supreme Buddhist Temple (WSBT) site development plan located at 174 Shrine Road, Fultonville, NY. Sandy Hemstreet read the public notice. Tim Reilly asked Doug Van Dueson of Lamont Engineers to provide an update:

1. Entire growth plan has been submitted
 - Visitor Center in Flood zone A
 - New storage garage
 - Pavilion
 - Grand Temple (enhancement of current pad)
 - New welcome center
 - Parking lot
2. Realignment of pilgrimage path; moved back within the property lines
3. Current well not in use. New well will be put in
4. Building design to remain the same; no proposed changes

Doug Cole of PRIME AE Group reviewed the March 3, 2021 comment letter. He had been provided a set of revised plans right before the meeting and performed a cursory review. It appeared that most of the comments had been addressed, but PRIME AE would review in more detail in the office. Noted the driveway on Route 5s will require a DOT curb cut permit.

Tim Reilly opened the hearing up for public comment:

1. Bill Baaki, Esq.- representing Friends of our Lady of Martyrs Shrine
 - WSBT Inc is not a corporate entity per NYS
 - Shrine is a premier tourist attraction in Montgomery County; National attraction
 - There's an appearance that the WSBT owns the Shrine, which is a public relations issue
 - The work done on the side hill has created erosion due to cutting down of trees
 - Concern about water, as the WSBT buildings are close to the property lines
 - A new tree barrier between the Shrine and WSBT is important
 - Concerns about shared water supply and sewage by continuing to expand the property

- WSBT has a track record of starting projects and leaving them unfinished in the county
- This project runs counter to the Town of Glen Comprehensive Plan

2. Mrs. Ripley

- intersection of Ripley Road and the WSBT entrance is very dangerous
 - *no snow removal
 - *water pours into street
- wetlands below the slope are home to birds/deer/wildflowers (trillium)/turtles
- Indian trail- will an archeological dig occur?
 - *Tim Reilly noted letters will go out to Parks & Recreation plus DEC
- what is the purpose of the facility? Who does it serve? Are we able to be a part of this?

3. JD Downing

- Please advise on where we are in the process and what are the next steps
 - *Tim Reilly noted as follows:
 - Engineering review
 - SEQR process
 - Agency letters
 - County Planning Board reviews materials
 - Final conditions for final review & approval

4. Mike Ripley

- early site renderings had an Assisted Living facility. Will one be placed on the property?
 - *Nakie Chan noted that there is not intention to put a facility on the property at this time
 - *What is noted on the plans may never happen if the funds are not available to build with
 - *this is a master plan for the next 10 years, but completion based on finances

5. Misc.

- request for the Public Hearing to be held open
- Shrine indicates they never received a notice of the public hearing
 - *Lamont Engineering has copy of notice sent
 - *Shrine notes staff is not on site daily to sign for letters
- request that the Planning Board require a bond for the project to be completed
- stated that the WSBT provides services to help people back to health
 - *all welcome
 - *website available
- question on whether past building permits were followed as approved?
 - *requires inquiry to with Building Inspector
- request for Public hearing to remain open to allow anyone to submit a letter with further comment

Motion to keep the public meeting open through April 15, 2021

Motion: Cheryl Huxhold

Second: Nancy Langdon

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

Land Use Management Plan:

The Town Board requested Zoning Regulation updates to the Land Use Management documents. Tim Reilly went over the requested changes:

- 1.Public Utility- recommendation to build out definition of Commercial Solar
- 2.Mobile Homes- recommendation to remove requirement of Special Use Permit to align with NYS regulation
- 3.Marina- recommendation to remove as an allowable use in the Hamlet of Glen
- 4.Private Schools- recommendation to remove requirement of Special Use Permit

The Planning Board was tasked with reviewing the different recommendations and coming with feedback to the April meeting. Agreed upon changes will then be submitted to the Town Board for review, public hearing, and approval.

Comprehensive Plan:

Place Holder: general discussion was had about what, if any, resources are available to help update the Comprehensive Plan. Nothing solid was determined.

New Business**FOIL Request**

Tim Reilly indicated a FOILS request was received for information about the Eden Renewables project. Tim asked Sandy Hemstreet if she had a signed copy of the two EAFs for the project. Sandy to review backup and let Tim know. Tim is collecting all requested materials to send to John Thomas for disbursement.

Training Opportunity

NYSERDA Training Opportunity- Susan Whiteman to review and share details with the Planning Board; onsite training.

PILOT Company

Frank Palumbo

Jim Edwards- CT Male

PILOT Reps- via cell phone

Tim Reilly noted all paperwork was submitted except the escrow account

PILOT Travel Center on Riverside Drive. 17.8 acres- 10 acres to be developed as part of the lease. Remaining land open for future development but curb cuts are already there for that. Will have drive-thru restaurant: Taco Bell. 74 car parking spots / fuel for cars. Truck service/fuel center in the rear. 57 truck spots.

Worked with NYS DOT to conduct traffic impact at the intersection of Riverside and 30a (traffic count by bridge). DOT satisfied with analysis. Tim Reilly requested communication on this review and approval be submitted to Planning Board.

80ft setbacks; buildings 160ft setback. Flood analysis completed. Storm water treatment basins on plan. No known wetlands. Utilities provided by Dept of Public works. Sewer is gravity fed. Lease of property is 20-year lease with 5-year extensions up to 40 years.

SEQR provided. Request for the County Planning Board referral to be made now so as to get comments sooner than later. Request to set date for public hearing in April. Request for Planning Board to name themselves Lead Agency so that notices can be sent and process can be moved along; PILOT eager to get into the community.

Signage at front of property will be 34ft tall. Signage at back of property will be 100ft tall. Working with Thruway Authority on sign at back of property.

No truck wash proposed. Service center for tires and lube only. Open 24 hours. No hotel planned. Completed applications, met with code enforcement, and will email signed EAF.

75-80 jobs associated with project: mostly part time rolls, but some full-time mechanics/servers/etc. PILOT is its own General Contractor but will look for local sub-contractors where available. Peak hours for trucks are 11am-2/3pm. Peak hours for cars are normal AM/PM work traffic. Company is familiar with snow removal and how to handle this.

Desired construction date- looking to break ground in May 2021

Tim Reilly noted that without an escrow account, the project will not be moved to the next step. At the April meeting a public hearing can be set for May. The Planning Board would request to be Lead Agency. Request made to accept the application with a contingency of the escrow account being established within 10 days of the meeting; allowing Prime AE to begin their review process. This would allow PILOT to come back in April with Planning Board being Lead Agency, send materials to County Planning Board for review and schedule public hearing. Determination of plans moving forward could be done in May, if not then, June.

Motion to accept application with a 10-day contingency for establishment of escrow account

Motion: Sandy Hemstreet

Second: Cheryl Huxhold

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

Opposed: Nancy Langdon

Borrego Solar Company

Greg Gibbons

Steve Long

5MW solar project located Route 5s and Auriesville Rd. Gravel access road into site; existing farm road. Application with DOT for the road entrance. 7ft chain link fence around project proposed. 19 acres of land of which 8.5 acres will require tree clearing. Will use ground mounted, fixed tilt 9ft high solar panels. Ground screw ground mounts.

No wetlands, no endangered species, archeologist study being conducted.

Prime AE comments received and will update EAF to take care of these comments. Decommissioning Plan will be updated as requested. Susan Whiteman requested the addition of parks in the area be added to the EAF. SHPO shovel tests will be completed and reports of what's found will be in Phase 1 of project.

Requesting the Planning Board become lead agency. Requesting planning board send application to County Planning Board at same time so feedback can be provided at the same time.

Question on grading of roadway into project: will fire truck be able to get in?

-12% grade beginning of driveway

-10% grade up/down mid-driveway

-14% grade final end of driveway

Geo-web reinforced road and will work with Fire Chief to ensure fire truck access is available. There is no electrical storage on site so the general practice is to keep a fire that breaks out at the facility contained and allow it to burn out.

No full-time lights at the site. Site line is really Auriesville Rd. Request to add trees back into the project. Suggestion of a consultation with Montgomery County Soil and Water for proper tree coverage. Visual plan can be submitted. A SWPPP is in the works and NYS will review.

The house on the property at 5s, does not actually have a driveway. NYS put the house in its current location when 5s was created. The house was placed on the property of someone else. Homeowner is aware of the proposed project.

Motion to become Lead Agency for the Borrego Solar Project

Motion: Tim McMurry

Second: Susan Whiteman

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

Motion to hold Public Hearing for the Borrego Solar Project on April 15, 2021 at 6:45pm, Town of Glen Town Hall, 7 Erie Street, Fultonville, New York.

Motion: Sandy Hemstreet

Second: Susan Whiteman

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

Sandy Hemstreet will submit a Legal Notice to the Recorder regarding the public hearing. The Borrego Solar 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.

Communication Updates

Mill Point Solar

Looking at April 14, 2021 for first public meeting. Request to have the session recorded and shared on Town website so that those unable to attend may review it. Sandy Hemstreet noted she will work with Eddie Berry to ensure info on the session is put up on website and NextDoor. Will also go on Town bulletin board and in local newspapers.

The Town Board will be hosting a budget workshop on April 12th to discuss the Eden Renewables PILOT and Fire Protection annual contract review.

John Thomas noted that Paul Tonko's office sent a letter indicating the American Rescue Plan would be providing \$267,000 to Montgomery County.

Public Comment

JD Downing asked if the Planning Board had the ability to officially request the Town Board hire a full-time Building Inspector/ Code Enforcement officer. He stated the buildings at the WSBT are illegal, having been built without permits and not being up to code. He stated there are dangerous buildings and often built outside of plans. He also noted the excessing cutting of trees on the side hill has potential for landslides, as well as causing problems in the flood plain below.

Closing

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

Rosalie Farina motioned to adjourn the meeting at 9:30pm. Tim McMurry seconded the motion. Tim Reilly, Cheryl Huxhold, Susan Whiteman, Nancy Langdon, and Sandy Hemstreet voted in favor of the adjournment.



Sandra Hemstreet