

TOWN OF GLEN PLANNING BOARD

MINUTES OF MEETING HELD SEPTEMBER 16, 2021

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

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

Rosalie Farina

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 August 19, 2021. Susan Whiteman seconded the motion. Tim Reilly, Tim McMurray, Sandy Hemstreet, and Nancy Langdon voted in favor of the approval.

Old Business

Western Supreme Buddhist Temple

Tim Reilly noted he had not heard from Lamont Engineering.

Doug Cole, Prime AE, still awaiting responses from Lamont Engineering to outstanding items.

Land Use Management Plan:

Tim Reilly submitted recommendations made by the Planning Board to the Town Board at the August meeting. John Thomas provided Tim a list of comments on proposed changes, in addition to other action items he deemed appropriate to change. This list was from John Thomas only, not an official request from the Town Board.

Comprehensive Plan:

N/A

Solar Moratorium:

New Business

Borrego Wind Energy Project- 411 Reynolds Rd

Packet provided by Camie Jarrell of GHD Consulting Services, Engineering Firm for Borrego Solar. Packet included building permit, letter from owner, EAP Part 1 and Decommissioning Plan.

Project to lease 5 acres to install single wind turbine. Plan to install spring 2023, start work fall 2022. Project will contain underground connection lines until it connects at the road (6 poles). Project doing extensive work on transportation and logistics

Escrow account has not been funded by time of meeting to allow Prime AE to begin their work; waiting on signed proposal from Town Supervisor.

Sowle Subdivision Rt 30a

In 2019 Planning Board approved subdivision of property around new Town Barn facility; 10 acres. Approved subdivision was never filed with County Clerk. Subdivision is now going forward; must re-approve as is currently outside 90 day filing window.

Motion to approve simple subdivision as presented

Motioned: Sandy Hemstreet

Seconded: Tim McMurray

Discussion: none

All if Favor: Tim Reilly, Susan Whiteman, Cheryl Huxhold, Nancy Langdon

No: N/A

Planning Board Training Update

Each member is required 4 hours of training annually. Must be completed by 12/31/21. Sandy Hemstreet sent current list of hours standing for entire Planning Board. Those looking to use webinars offered by NYS will need to get sign off from Town Supervisor. Bring to Planning Board Chair if requesting approvals.

ConnectGen

Eddie Barry

Asked to attend Planning Board meeting to advise where ConnectGen is in the project process.

- permit submission timeline lapsed. Now plan to submit Q1 2022
- still surveying to complete submission requirements
- 6 months out from submitting for the 94-c permit
- about 14 months + from submission of project to decision from ORES
- next in-person meeting is being planned, likely Nov. Plan to show land being used, how used, etc.
- Fonda Fairgrounds likely venue
- revised meeting approach
 - 1-hour front/back of meeting for open house
 - 1-hour breakout session- technical focus
 - 1-hour broad Q&A session
- field activities are underway. Engaged environmental consultant for civil / electrical design
- boundary surveys
- environmental scientists- 10% to 15% wetland delineation
- cultural phase 1B happening
- historical architectural surveys- resources / viewshed impacts
- visual impact analysis- letter going to town, government, etc. stakeholders within 2 miles of project
 - aesthetic resource analysis
- water well survey going out to all residents within 1000 ft of project. Looking to determine presence of wells near project to avoid siting near them

- Ag survey- land use focused. Will gather 5 years of data of what plantings have occurred within 5 miles of the project (what are current crop plantings?)
- noise modeling efforts- took baseline sound recording during time when leaves off. Will take modeling of sound disturbance of potential equipment
- no battery storage on site
- no interconnection for this project; doesn't have permit from NYSERDA for batter storage
- training of Fire Department will be provided. Will provide any necessary equipment
- survey crews are out on the roads now. Have been letting Town Supervisor know where and when
- lines will be run underground as much as possible
- may need to span waterways and roads
- will own entire project up to switchboard. ConnectGen will purchase land for switchboard that they will then sell to National Grid

To come:

- complete field work
- consult for visuals
- review road use with highway superintendent
- engage fire department
- local law applicability
- Completed DEC/ORES winter raptor review. Reviewing breeding birds in summer

Misc

-Request for budget funding of Professional Services denied by Town Board. Feel Planning Board is capable of updating Solar Law and Land Use Management without legal assistance. Sandy will plan to use the 2017 document provided by John Thomas as mockup.

-Special Meeting to review Solar Law & Land Use Management set for Tuesday, 9/28 at 6:30pm. Sandy to post meeting in newspaper.

Motion to hold special meeting on 9/28/21 at 6:30pm to review Solar Law & Land Use Management

Motioned: Cheryl Huxhold

Seconded: Nancy Langdon

Discussion: none

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

No: N/A

Communication Updates

N/A

Public Comment

1. Jade Weiss- how long can public submit comment for solar law?

2. Ron Burch-

where will wind turbine be placed on Reynolds Rd?

Which direction will they come in on 30a? concerned about maneuvering such a large item.

3. Steve Helmin-

- does Town Code identify construction activities that can occur on a Sunday (non-farm activities)?
- Will Borrego still own the project while it's being built?
- Denial of funds sought to help with updating Land Use Management & Solar law is unacceptable
- Decisions cannot be made in a budget meeting. Should be discussed in regular meeting. Ask again
- Proposed Land Use Management changes are not from the Town Board. Would not put effort into these at this time

4. Bonnie Couture-

- thank you to all the Planning Board for all the work being done.

Closing

The next Town of Glen Planning Board meeting is scheduled for October 21, 2021 at 6:30pm

Nancy Langdon motioned to adjourn the meeting at 8:13pm. Cheryl Huxhold seconded the motion. Tim Reilly, Susan Whiteman, Tim McMurray, 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