

## TOWN OF GLEN PLANNING BOARD

### MINUTES OF MEETING HELD OCTOBER 21, 2021

A meeting of the Town of Glen Planning Board was held at 7 Erie Street, Fultonville, New York, on Thursday, October 21, 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, Rosalie Farina

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

A quorum of the Planning Board being present, the meeting was called to order at 6:37pm 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.

Susan Whiteman motioned to approve the minutes of the Planning Board special meeting held on September 9, 2021. Cheryl Huxhold seconded the motion. Tim Reilly, Tim McMurray, Sandy Hemstreet, Rosalie Farina, and Nancy Langdon voted in favor of the approval.

Cheryl Huxhold motioned to approve the minutes of the Planning Board meeting held on September 16, 2021. Susan Whiteman seconded the motion. Tim Reilly, Tim McMurray, Sandy Hemstreet, Rosalie Farina and Nancy Langdon voted in favor of the approval.

### **Old Business**

#### **Western Supreme Buddhist Temple**

Tim Reilly noted Lamont Engineering is still waiting on paperwork.

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

#### **411 Reynolds Road Wind Energy Project**

Doug Cole, Prime AE, reviewed the comment letter with the Planning Board. As of October 6, there were 12 comments needing to be addressed. 8 of the comments were satisfactorily addressed prior to the Planning Board meeting.

Borrego is currently working on an Avian Study. Confirmed zoning in the proposed site area is Rural Residential. There are small wetlands impact (0.24 acres), primarily associated with the gravel access driveway.

There will be updates needed on the EAF associated with these comments. Once completed, Prime will approve and the letter from the Planning Board can be released to the associated agencies.

Camie Jarrell of GHD Consulting Services and Brandon Smith of Borrego provided updates related to the GHD response letter submitted at 2:30pm, October 21, 2021. Noted as follows:

1. Lighting- no permanent lighting along site, just emergency lights at stairs and FAA required lights on turbine
2. Footer foundation is concrete, 40ft wide by 10ft deep with a gravel crane pad
3. Soil samples will be taken to ensure the proper build of the footer (can be a condition of approval)
4. 5 poles will bring connect to main power line and then all electric will run underground to the turbine
5. Underground wiring will be at 4ft (plow depth); will ribbon at road to mark buried line
6. Setback request- asking for a 1.1x setback (ORES approved) rather than the 1.5x setback. Request is to stay in line with wind resources and to avoid tree clearing and further wetland disturbance. Tim Reilly requested a compromise; asking Borrego gets as close to 1.5x setback as possible
7. Storm water analysis completed
8. Visual impact study to be conducted; 30a, Severine Lane, & Historic District in Glen
9. Noise assessment will be conducted
10. Travel Route analysis being conducted
11. Signage at site will be a condition of approval

**Motion to accept application; contingent upon receiving updated comments on signed EAF**

**Motioned: Cheryl Huxhold**

**Seconded: Tim McMurray**

**Discussion: none**

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

**No: N/A**

**Motion to declare Planning Board as Lead Agency**

**Motioned: Susan Whiteman**

**Seconded: Nancy Langdon**

**Discussion: Tim Reilly to contact County Planning Board for referral**

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

**No: N/A**

**Land Use Management Plan:**

Tim Reilly indicated the Town Board did not act on the suggested Land Use Management updates the Planning Board submitted. The Town Board noted they would not act for the balance of 2021, preferring the new Town Board to handle updates go forward.

**Comprehensive Plan:**

N/A

**Solar Moratorium:**

Workshop was held on October 20, 2021 with recommended updates to the Solar Law and Land Use Management being drafted. The next workshop will be November 11, 2021 at 6:30pm. Sandy Hemstreet to release notice to the newspaper.

**New Business**

**Round Barn Road Bed & Breakfast**

208 Round Barn Rd- Priscilla (owner) would like to start an AirBnB. Requested direction from the Planning Board on next steps. Steps were noted as follows:

-complete application

- acquire special use permit authorization
- EAF Short Form
- Septic would need to be checked annually
- Confirmed off street parking available
- County Planning Board would need to review
- Public hearing would need to be conducted

### **Daim Industries**

Pat Oare looking to expand the business. Add a 54,000 square foot cold storage warehouse in the back of the property. 28ft eaves, open floor plan. 30ft bays, may have tenants in the future. My have offices in the future. Primary use is warehousing and distribution. Negligible increase in truck traffic. Restrictions to what can be housed will be guided by fire code. Daim not authorized to handle hazmat items.

Due to the size of the project a full EAF and escrow account will be required. Project will also require County Planning Board referral.

### **ConnectGen**

Jessica Klami

Continue to work on the following studies:

- avian survey
- well survey
- visual survey
- archeological survey

To come:

- community meeting November 17, 4-8pm
- meeting is to be an open house with both group and individual discussions
- Q1 2022 slated for application submission

### **Communication Updates**

N/A

### **Public Comment**

1. George- who will pay for road improvements related to the Borrego Wind Turbine? Could signs be posted all the way around the project to ensure hunters don't go on the land and shoot near the turbine? How are they keeping vegetation down around turbine? Are there any issues with ice on the turbines and what safety measures will be taken? Will an independent 3<sup>rd</sup> party conduct the solar inspections?
2. Frank- Wind turbines are full of oil. What happens if there's a fire or oil spill? Who's responsible if things don't go well with the turbine; Town or Company? ConnectGen- are they concerned about the Aquifer? Should the solar project be kept away from this water source?
3. Priscilla- What happens at the end of the life of the wind turbine? Has an emergency response plan been requested?

4. Misc- Aquifer- needs to be protected. Is there an overlay that shows where the veins are for it to protect those zones from the solar siting?

**Closing**

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

Rosalie Farina motioned to adjourn the meeting at 8:58pm. Nancy Langdon seconded the motion. Tim Reilly, Susan Whiteman, Tim McMurray, Cheryl Huxhold 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