

## TOWN OF GLEN PLANNING BOARD

### MINUTES OF MEETING HELD NOVEMBER 18, 2021

A meeting of the Town of Glen Planning Board was held at 7 Erie Street, Fultonville, New York, on Thursday, November 18, 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 6:32pm 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 special meetings held on September 28, October 20, and November 11, 2021. Rosalie Farina seconded the motion. Tim Reilly, Tim McMurray, Sandy Hemstreet, Susan Whiteman, and Nancy Langdon voted in favor of the approval.

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

### **Old Business**

#### **Daim Industries**

All required paperwork has been submitted. Prime AE has not reviewed the paperwork to date. Doug Cole indicated responses will be prepared for the December Planning Board Meeting.

#### **Round Barn Road- Bed & Breakfast**

Application and EAF Part 1 submitted along with letters from neighbors showing support of the project. This will be a 2-bedroom, 1 bath Air BnB in a current home with no new construction. Well on site, 1,000-gallon septic and sufficient parking. Prime AE provided possible scope of work, but Planning Board determined work not required due to simple nature of project. Allowable by Special Use Permit; will need to be referred to County for review. Planning Board declined public hearing due to simple nature of the request. Neighbors have signed and submitted approval of the project.

#### **Motion to suspend public hearing requirement for this application**

**Motioned: Cheryl Huxhold**

**Seconded: Rosalie Farina**

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

**No: N/A**

#### **Motion for referral to send application to County for review**

**Motioned: Nancy Langdon**

**Seconded: Rosalie Farina**

**All in Favor: Tim Reilly, Cheryl Huxhold, Susan Whiteman, Tim McMurray, Sandy Hemstreet**  
**No: N/A**

### **Western Supreme Buddhist Temple**

Tim Reilly received email from Naki Chan indicating they are still working on SHPPO 1B process with NYS and are hoping to be at the December meeting for further review.

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

Camie Jarrell of GHD Consulting Services

Doug Strong of Borrego Solar

November 16, 2021 Prime AE provided return comment letter. EAF and Site Plan have been revised per comments. Doug Cole indicated all updates have been completed to date. A lot of the responses were acknowledgements of things that will be done as part of the process. As requested, Borrego provided revised setbacks and was able to get to 1.41 vs the 1.1 previously shown in October. Revisions to the SWPPP to be submitted. Still working on visual assessment and Avian Study. Doug Cole noted Borrego has been good at getting close to what other local laws require for these projects, as Glen does not have a wind law to reference. An annual noise report was requested as part of the process. Borrego is requesting no noise report after year 1. Doug indicates this is an acceptable standard in other local wind laws. Emergency response training will be provided as part of the project.

Items working on:

- route the equipment will follow through town (not yet finalized), will review in advance and will fix any damage to roads and utilities after project is completed
- pictures of roads before and after
- revisions to decommissioning plan
- current visual study- looking for guidance on viewshed information. Where should Borrego take pictures from? Normally look 5 miles out for visually sensitive receptors: 30a, Reynolds Rd, Hamlet of Glen, Severine Drive, Lang Drive, Lathers Rd and from directly in front of each property on Reynolds Rd
- how close to active farmland, animals, and crops will this be?
- concerns about noise levels if equipment not maintained- Planning Board prefers annual noise report
- shadow flicker- want to know where it would fall, where it would land and how far from it the shadow can be seen (shadow flicker report coming)
- setbacks- 918' from closest property line, 1100' from next closest, and 1605' from nearest structure (1.41 setback)
  - Planning Board's request for a 1.5 setback from property lines has resulted in moving the wind turbine closer to people's homes. This will have greater impact on residents. The original 1.1 setback kept the wind turbine farther from people's homes. If moved back to its original location there will be no wetland impact, slightly less trees will need to be removed, farther away from residence and farther away from avian activity
  - Planning Board requested a move back to the original 1.1 setback (closer to a property line but farther from residents)
- wind test tower: testing the wind. Not located in the actual spot of the proposed turbine, simply testing wind and not looking to disturb the land in advance or project
- Susan Whiteman questioned why SHPPO shows 2 wind turbines. Borrego indicates originally they had thought to put two smaller turbines but now are looking to just do one larger turbine
- decommissioning plan will require bond (\$3million turbine)
- the point of connection for the project will be at Reynolds Rd and will go to the Florida substation

- 1300 homes worth of electricity will be generated
- Opt-in community solar; unsure of credit checks, Glen would need to create an Opt-out program in order to offer that option
- Fire mitigation: secure the site and let it burn out (request for the # of fires in the last 10 years on a wind turbine site)
- maintenance plan with Glen will; site will be monitored 24/7; Borrego will turn over monitoring to 3<sup>rd</sup> party who will own the turbine once built
- Avian study following DEC rules
- Lead Agency letters: have only received word back from Town of Glen and DOT

**Motion to hold public hearing on the proposed Borrego Solar Wind Turbine project on December 16, 2021 at 7pm or as soon thereafter**

**Motioned: Rosalie Farina**

**Seconded: Tim McMurray**

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

**No: N/A**

**Land Use Management Plan:**

Planning Board hosting workshops to work on the Solar Law and Land Use Management plan updates. Using the Minden solar law as a guide. Sandy Hemstreet requested a copy of the Minden law in Word if possible. Waiting to hear back from Minden Planning Board on this request.

**Solar Moratorium:**

Workshop was held on November 11, 2021 with recommended updates to the Solar Law and Land Use Management being drafted. Next workshop proposed for December 2, 2021. Sandy Hemstreet to release notice to the newspaper.

**Motion to hold a workshop for continued review of the solar law and Land Use Management Plan on December 2, 2021 at 6:30pm**

**Motioned: Rosalie Farina**

**Seconded: Tim McMurray**

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

**No: N/A**

**Comprehensive Plan:**

N/A

**New Business**

**ConnectGen**

Not present

Held second in-person meeting at Mary's Lane on November 17, 2021. Will host a 3<sup>rd</sup> meeting in February 2022

**Communication Updates**

N/A

## **Public Comment**

1. Is the Town required to notify the public of a proposed wind project?
  - Yes, the Town is required to hold a public meeting on the project
  - The applicant is required to send a certified letter to property owners within 500ft of the project to let them know about public meeting
2. Does the County supersede the Town on project decisions?
  - The County can reject a proposed project at which time the Planning Board would need to vote again and a super majority would be required to move forward with a project
3. The proposed wind turbine is half the height of the Empire State building
4. Petition presented to the Planning Board from community members opposed to the installation of a wind turbine (41 names)
5. In case of a fire, are the fumes released toxic?
6. Honeybees are affected by wind turbines
7. These companies (ConnectGen) should use facilities that are better suited for hosting a public meeting. The Mary's Lane facility has no heat, minimal lighting, no handicap accessibility, etc.
8. What other towns have wind turbines in them? (Town of Fenner has a "Free Center" to view wind turbines)
9. Sound tests- we want them once a year but they (Borrego Solar) would rather not. This is concerning
10. Concerned about these companies taking advantage of the town
11. Who would pay medical bills of someone who becomes sick from the issues associated with wind turbines?
12. Where do you draw the line on decibels of noise?
13. Herkimer County has wind turbines that are 476' and they are noisy
14. Can we stop an application? – An article 78 could stop an application. The best thing for residents to do is to express your thoughts, concerns, come to meetings and participate in the application process

## **Closing**

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

Cheryl Huxhold motioned to adjourn the meeting at 9:16pm. Susan Whiteman seconded the motion. Tim Reilly, Rosalie Farina, Tim McMurray, Nancy Langdon and Sandy Hemstreet voted in favor of the adjournment.



Sandra Hemstreet