

TOWN OF GLEN PLANNING BOARD

MINUTES OF MEETING HELD DECEMBER 22, 2022

A meeting of the Town of Glen Planning Board was held at 7 Erie Street, Fultonville, New York, on Thursday, December 22, 2022, at 6:30 pm.

The following members of the Town of Glen Planning Board were present:
Sandy Hemstreet, Jd Downing, Tim McMurray, Cheryl Huxhold

The following member(s) of the Town of Glen Planning Board were not present:
Jenn Mete-Jeffer, Boddy White, Nancy Langdon

A quorum of the Planning Board being present, the meeting was called to order at 6:30pm by Chairman, Jd Downing followed by the Pledge of Allegiance and a moment of silence. Meeting notes were recorded and drafted by Secretary, Sandy Hemstreet.

Housekeeping

1. Tim McMurray motioned to approve the minutes of the Planning Board meetings held on November 17, 2022. Cheryl Huxhold seconded the motion. The Planning Board voted as follows:

<u>Name</u>	<u>Aye</u>	<u>Nay</u>	<u>Abstain</u>
Jd Downing	X		
Jennifer Mete-Jeffer			
Sandy Hemstreet	X		
Nancy Langdon			
Cheryl Huxhold	X		
Tim McMurray	X		
Boddy White			

Old Business

Subdivision- Montgomery County IDA Lot 3

Doug Cole, Prime AE

A public hearing was opened at 6:45pm. The hearing was opened by Jd Downing reading Notice of Public Hearing.

Doug Cole noted this as a 4-lot subdivision in the Industrial Park. The County plans to maintain the 3 wells on the land. Lot frontage is protected. 212 acres will be sold. Letters were sent to the 3 adjoining landowners.

Ron Crewell asked if DAIM had already acquired the land as the Town Board is working on Zoning that could impact the land. Wondering if the Ag District runs over the Industrial Park?

Russ Kelly noted the entire parcel was originally industrial. Wondering if this is still the case? Also, the land opposition the roadway, is this Industrial or Ag?

Doug Cole noted a road would need to be built for future access and nothing else can be built on the well areas except a well house.

Steve Helmin noted the Industrial Park is chunked out of the Ag District on the maps from what he can see.

With no further comments, motion to adjourn the public hearing at 6:44pm was made by Jd Downing. Cheryl Huxhold seconded the motion. Voting as follows:

<u>Name</u>	<u>Aye</u>	<u>Nay</u>	<u>Abstain</u>
Jd Downing	X		
Jennifer Mete-Jeffer			
Sandy Hemstreet	X		
Nancy Langdon			
Cheryl Huxhold	X		
Tim McMurray	X		
Boddy White			

Jd Downing accepted the backup documents showing landowners received letters. Motion was made by Cheryl Huxhold to declare lead agency. Sandy Hemstreet seconded the motion. Voting as follows:

<u>Name</u>	<u>Aye</u>	<u>Nay</u>	<u>Abstain</u>
Jd Downing	X		
Jennifer Mete-Jeffer			
Sandy Hemstreet	X		
Nancy Langdon			
Cheryl Huxhold	X		

Tim McMurray	X		
Boddy White			

Doug Cole will send out Agency letters. Plan to hold SEQR review in February.

Land Use Management Plan/Comprehensive Plan

Jenn Mete-Jeffer emailed an update of the Committee meeting the Town Board and Doug Cole had related to Zoning updates. Jd read the email. 2006 Land Use Mgt law in place with NYS. Conflicts with our zoning. Team is working on fixing this. Codification will occur in 2023 to get all codes updated and online.

New Business

ConnectGen

Not in attendance.

Planning Board Updates

Cheryl Huxhold’s term is up 12/31/22 and she has submitted a letter indicating she will not be seeking re-appointment. Jd has created a post to backfill the position.

Sandy Hemstreet expressed desire to set down as Planning Board Secretary. Jd, Jenn and Sandy met on 12/19 to discuss the responsibilities of the Secretary. Jenn created a list and it was discussed that these responsibilities need to be divided up amongst the members.

2023 By-law review will occur in January. Need to review possible changes to the By-laws. Jd will follow up with an email.

Sandy will post notice in the Recorder December 27 for open position. Application cut off is 1/13. Applications can be reviewed at January meeting and recommendations provided to Town Board for 2/13 meeting.

Committee Updates-

1. Eden Renewables on Van Epps appears to be online but no notice has been provided to the Town. Jd will check with Tim on this.
2. Charleston Battery Storage-no updates
3. Town of FL Wind Turbine- Planning Board there requested full environmental impact study
4. Can we send Tom DiCaprio the conditions of approval for Borrego Solar?
 - a. What is happening with building inspector? Seems like there are projects around town that no one knows about
 - b. Town Board receives copies of permits- recommended if someone sees something to confirm with the Town there’s a permit

Public Comment

Steve Helmin- "Thank you to Cheryl for your service."

Russ Kelly- FYI to Planning Board that you can function as a 6 person team. Don't just take anyone to fill the open spot.

Ron Crewell- "Thank you to Cheryl and to all the team for your work."

Closing

The next Town of Glen Planning Board meeting is scheduled for January 19, 2023, at 6:30pm.

Tim McMurray motioned to adjourn the meeting at 7:39pm. Cheryl Huxhold seconded the motion. Sandy Hemstreet and Jd Downing 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