

TOWN OF GLEN PLANNING BOARD

MINUTES OF MEETING HELD MARCH 17, 2022

A meeting of the Town of Glen Planning Board was held at 7 Erie Street, Fultonville, New York, on Thursday, March 17, 2022, at 6:30 pm.

The following members of the Town of Glen Planning Board were present:

Sandy Hemstreet, Boddy White, Cheryl Huxhold, Nancy Langdon, JD Downing, Jenn Mete-Jeffer, Tim McMurray

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 6:30pm 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. Cheryl Huxhold motioned to approve the minutes of the Planning Board meetings held on February 17, 2022. Boddy White 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	X		
Sandy Hemstreet	X		
Nancy Langdon	X		
Cheryl Huxhold	X		
Tim McMurray	X		
Boddy White	X		

Old Business

Western Supreme Buddhist Temple

Sandy Hemstreet emailed Doug Van Deusen (Lamont Engineering) and Naki Chan. No updates from the Archaeological Consult or WSBT pertaining to Phase 1B archaeological investigations with NYS. Sandy Hemstreet emailed Gilcrest & Tingley (Attorney for Shrine) with all updates. JD Downing received email from Town Attorney re: concerned citizen noting new construction at the site. JD checked on this and identified the construction was done last year and nothing new to report.

Next Steps- application remains active

411 Reynolds Road Wind Energy Project

Camie Jarrell of GHD Consulting Services

David Strong of Borrego Solar

Review of project feedback from Montgomery County Planning Board meeting held 3/10/22. Returned as "No Action". Requested Planning Board submit final findings once our review is complete. Recommended completion of full SEQRA and legal review. County will be available to answer any questions the Planning Board may have throughout the remainder of our review process.

JD Downing sent request to Tim Reilly for legal counsel quote to be provided to Borrego. Borrego to prepare escrow account for legal counsel review upon receipt of invoice from Town of Glen.

JD requested that replacement funds for Prime AE escrow account be submitted as soon as possible to keep review of the project moving forward.

Doug Cole, Prime AE, provided a list of outstanding project items prior to the meeting on the 3/8/22 comment letter.

Items of note:

- Storm Water prevention needed clarification
- Back up calculations were requested
- Update on NYS DEC Take Permits needed
- Noise study updates needed (came in 3/17/22; will review for April meeting)
- Flicker study updates needed (came in 3/17/22; will review for April meeting)
- Decommissioning plan- detailed construction costs still required

Updates from Dave Strong:

- Updated studies will show ambient noise, turbine only noise, and updates to flicker
- GE turbine option has now been included; 10 meters shorter & different acoustic output

Sandy Hemstreet noted receipt of SHHPO documents requiring backup as to how determination was made. Sandy reached out to William Floyd for this backup.

Does Borrego have a set buyer for the power?

- once turbine produces power it will go into the local grid
- energy purchasers remain to be seen
- currently looking into public service commission
- National Grid oversees all energy credits
- the energy generated stays within the utility region (National Grid gets the power and sells the credits)

Solar Moratorium:

Per Town Board, Solar Law is out for legal review. Approved funding for legal counsel to review law.

Land Use Management Plan:

Sandy to develop formal statement to the Town Board requesting outside assistance in updating both Land Use and Comprehensive Plan documents. Submit for 4/11/22 Town Board Meeting

Comprehensive Plan:

See Land Use Management Section

New Business**ConnectGen**

Jessica Klami

ConnectGen still waiting to start Phase 1B archeological review. Looking to have this completed mid-April. They will then finalize the plan designs and hold another community meeting in mid-summer. Expect to file with ORES in late summer.

Mill Point 2 project- waiting on NYSERDA Awards. No word yet.

Proposed Letter to Governor

Sandy Hemstreet to send draft document to Town Board for their April 11 meeting; seek their approval to move forward with submission to the Governor's office.

Eden Renewables

Complaints coming in from the public regarding the work site. NextEra should be cleaning off the mud from roads, have flaggers for unloading and having regular inspections being done.

Pre-construction meeting never occurred before NextEra was granted their building permit. We are unsure if conditions of approval have been met. JD and Sandy will get with Tim Reilly to discuss coordinating a meeting with NextEra, Code Enforcement, Town Attorney, etc. to get back on track.

Borrego Solar Project, Route 5s- Greg Gibbons

Received Notice of Intent from Ag & Markets regarding the project. Planning Board should reply within 30 days. Sandy to draft reply indicating Town's position on siting solar on Prime Ag Land Classes 1-4 and the decision to approve this project.

Montgomery County Building

JD indicated the County is not sending regular status materials on the project. Pilot submits updates to the Town weekly and is very good about following up. We want to establish this same communication with the County for their project.

Glen Travel Lodge

JD indicated work is being done on the site without review having been submitted to the Planning Board. Is looking into this further to determine next steps.

Public Comment

1. Susan Whiteman- Borrego- Has anyone contacted National Grid as to upgrades of the lines? Delivery charges are the largest part of the fees we see on our bills. We need to better understand how this will work.
2. Doug Wadsworth- Climate Action Committee is hosting public hearings. These projects will cost us in taxes. Schools will be required to buy green energy. There are public hearings throughout the State

including webcasts and in-person that begin in April. They never talk about the need to consume less energy. The info on these hearings is on the NYS website.

3. Bonnie Couture- Eden Renewables- the vegetation they put in doesn't seem to align with what they proposed to do and doesn't provide any viewshed protection. We need to make sure we are getting something that we can live with. Also, FYI, Glen FARMLand is hosting a public meeting 3/23/22

4. Steve Helmin- wrote a letter to Governor Hochul a letter. It made its way to NYSERDA. Found their responses to be high handed and arrogant. Speaking down to people with "we try to involve communities and tell them the benefits" but make no requests to learn more about communities impacted by Renewables. Rural communities are not a part of the opinion/comment/conversation. April 14 will be testifying at the Climate Action Committee Summit.

5. Michelle Wadsworth- How tall is the PILOT sign? Ground Survey- Geological survey. Is our ground going to be stable enough to hold the Wind Tower? Do not want them using dynamite. Have concerns about wells/and water. Visited a few wind turbine farms. Grease/chemicals leaking out of the turbine. Concerned about this going into the ground. Height of this proposed turbine is 3x the PILOT sign.

6. Priscilla Barry- happy to hear we are seeking legal counsel

7. Kathy- sound survey- 45 decibels during day but at night it will average 60 decibels. How can this be allowed? Land Use Mgt document says this is industrial. How can we consider in Rural Residential? I don't think it's right. We have marginal wind at best and we are getting stuck with this. Do not want industrial in a rural residential area.

8. Mike Augustine- can I get a copy of William Floyd's contact info re: SHHPO?

Closing

The next Town of Glen Planning Board meeting is scheduled for April 21, 2022 at 6:30pm

Body White motioned to adjourn the meeting at 7:43pm. Nancy Langdon seconded the motion. JD Downing, Jennifer Mete- Jeffer, Boddy White, Tim McMurray, Cheryl Huxhold, Nancy Langdon, and Sandy Hemstreet voted in favor of the adjournment.

A handwritten signature in black ink, appearing to read "Sandra Hemstreet", with a long, sweeping horizontal line extending to the right.

Sandra Hemstreet