

TOWN OF GLEN PLANNING BOARD

MINUTES OF MEETING HELD APRIL 21, 2022

A meeting of the Town of Glen Planning Board was held at 7 Erie Street, Fultonville, New York, on Thursday, April 21, 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. Nancy Langdon motioned to approve the minutes of the Planning Board meetings held on March 17, 2022. Jenn Mete-Jeffer 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. Naki Chan responded, *"We will not have anything present to the Planning Board at this upcoming board meeting. Our phase 2 digging project will start at the end of this month. I will keep the board updated after we received information from the archeologist."* Sandy Hemstreet emailed Gilcrest & Tingley (Attorney for Shrine) with all updates. JD Downing received a call from Naki regarding an email sent by the Planning Board to Doug Van Deusen regarding work being completed on site and concern it could be work that has not been approved to date. JD reviewed with Tom Dicaprio and it was determined that the group is working under a previously provided building permit.

Next Steps- application remains active

411 Reynolds Road Wind Energy Project

Camie Jarrell of GHD Consulting Services

David Strong of Borrego Solar

Brandon Smith of Borrego Solar

- Doug Cole, Prime AE, received studies submitted by Borrego for review. Response letter reviewed.
- Doug suggests a SWPPP Work Session with Borrego to get the outstanding items completed.
- DEC Take Permit info still outstanding.
- Decommissioning Plan documents didn't come through correctly; Camie to resend.
- Revised sound report- how did Borrego arrive at 40 decibels? Can we get more details on the results?
- Reviewed list of possible Conditions of Approval.
- Sandy Hemstreet provided update on Parks & Rec outstanding information on "No Adverse Impact" status
- JD Downing noted a review occurred with legal counsel
- Boddy White submitted a notice of proposed listing from Fish & Wildlife for endangered status of Long Eared Bat and noted seeing a Northern Harrier on site
- A second Borrego turbine is being proposed approximately 5 miles away. Planning Board would like to investigate visual impact of these two projects combined
- All homes on Severine Lane could have property value impact
- JD Downing noted the Planning Board is considering an Environmental Impact Statement be completed on the project. This will provide Borrego with questions that they will need to answer about the larger scope of the project. There would be another public hearing. Items like Conditions of Approval and Host Benefit Agreements could be discussed.
- Sandy Hemstreet recommended a review of EAF Parts 2 & 3 at the May meeting. Upon completion a resolution can be passed and a plan could be put in place to move to Environmental Impact Statement review

Solar Moratorium

- Town Board received draft solar law amendments from Whiteman Osterman & Hanna LLP for review
- Town Board will be reviewing proposed law and zoning changes for May meeting

Land Use Management Plan

- Formal statement to the Town Board submitted for April 11 meeting regarding next steps and the request for outside assistance
- Email 4/14/22 from Tim Reilly
 - Planning Board approved to obtain quotes for Community Planners to assist in updating these documents
 - Quotes will be for work to start in 2023
 - Planning Board is to look for any grant opportunities associated with community planning

Comprehensive Plan

See Land Use Management Section

Proposed Letter to Governor Hochul

- Sent to Town Board for April 11 meeting
- Recommendation to edit this letter and submit to Climate Action Committee as formal statement from the Town of Glen made during April 11 Town Board meeting
- Email 4/14/22 from Tim Reilly that Town Board will discuss and provide feedback at May meeting

New Business

Borrego Solar Project, Route 5s

Greg Gibbons

- Check for escrow account received 4/13/22; submitted to Tim Reilly
- Planning Board response to Ag & Markets Notice of Intent sent March 28, 2022
- Army Corp of Engineers send notice of wetlands not previously noted (permit issued). Borrego changed the driveway to include a cattleguard and removed an acre of tree clearing previously noted. A gravel diaphragm was requested by DEC (trench to help with erosion on anything with greater than 5% slope)
- Doug Cole, Prime AE indicated SWPPP needs to be updated and submitted. A more efficient solar panel is being proposed to reduce footprint of project.
- Changes to the project are not going above previously reviewed SEQR; new review not required
- For May meeting, JD asked Borrego Solar to provide updated materials to Prime AE, put a formal request in writing for the building permit extension, and for Sandy Hemstreet to bring forward the list of the project's conditions of approval.

ConnectGen

Jessica Klami

- Wetland delineations occurring
- Phase 1B archeological review beginning within a week's time
- Will be hosting a community meeting in early summer 2022
- Expect a late summer/early fall project submission to ORES
- JD recommended Jessica reach out to the Fairgrounds to investigate if a building there could be an option for the community meeting.

Committee Updates

JD Downing reviewed notes from the Van Epps / Mohawk View Solar Project Pre-Construction Meeting held on April 12, 2022.

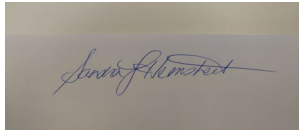
Public Comment

1. Dave- Riverside Drive; asking about construction across from Carver. JD noted Encon reached out to the Planning Board about the Carver projects early on, but no details were available. Nothing further has come before the Planning Board for review on any projects in that location.
2. Cathy- Wind Turbine; does not want this project. Bad for people. Spoken to realtors that have told her home values will go down. Does not align with Comprehensive Plan. There are health concerns. Middleburg is making a law to ban wind turbines in Rural Residential areas. Little Falls is not happy with the results they have had. Hoping the Planning Bard will vote "No" to the wind turbine.
3. Priscilla- Thank you for being through with these projects. Is it possible to put conditions that start decommissioning at a certain time if the project is not functioning? Regardless of how old or new it is?

Closing

The next Town of Glen Planning Board meeting is scheduled for May 19, 2022 at 6:30pm

Body White motioned to adjourn the meeting at 7:56pm. Cheryl Huxhold 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 rectangular image showing a handwritten signature in cursive script, which appears to read "Sandra Hemstreet". The signature is written in dark ink on a light-colored background.

Sandra Hemstreet

DRAFT