

TOWN OF GLEN PLANNING BOARD

MINUTES OF MEETING HELD AUGUST 18, 2022

A meeting of the Town of Glen Planning Board was held at 7 Erie Street, Fultonville, New York, on Thursday, August 18, 2022, at 6:30 pm.

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

Jd Downing, Nancy Langdon, Cheryl Huxhold, Jenn Mete-Jeffer, Tim McMurray, Boddy White

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

Sandy Hemstreet

A quorum of the Planning Board being present, the meeting was called to order at 6:30pm by Chair, Jd Downing, followed by the Pledge of Allegiance and a moment of silence. Meeting notes were recorded and drafted by Vice Chair, Jenn Mete-Jeffer.

Housekeeping

1. Cheryl Huxhold motioned to approve the minutes of the Planning Board meetings held on July 21, 2022. Nancy Langdon 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			
Nancy Langdon	X		
Cheryl Huxhold	X		
Tim McMurray	X		
Boddy White	X		

Old Business

Western Supreme Buddhist Temple

Naki Chan indicated there is news to share, however her call came in too late to be on tonight's agenda. It will be on next month's agenda.

The town has received a number of concerns/complaints of trees being moved and a creek being backfilled. DEC is aware and will be checking it out.

Solar Moratorium / Solar Law Amendments

The Town Board could not move forward in passing the new Solar Law as there first needs to be minor updates to the Town Code and Land Use Management Plan to align with the new law. It then will go to the Montgomery County Plan for review and approval before being passed into law by the Town Board. A six-month extension on the Solar Moratorium was passed.

Land Use Management Plan/Comprehensive Plan

Jennifer Mete-Jeffer researched available grants. The one available for Zoning and/or Comprehensive Plan updates was if the municipality was making specific updates to fully support any green energy project, without restriction.

Nan Stolzenburg was contacted to see about her providing a quote. She is based in Schoharie and has assisted many of our surrounding municipalities in their updates. More information on that will be available for the next meeting.

New Business

Borden Rd Simple Subdivision- Albert Williams

The subdivision is splitting out three acres with a well and garage from the 31-acre lot. The application with payment and Mylar have been received and it meets all Town Code requirements. The Planning Board and Town Clerk sent out letters to the three landowners mentioned on the application. There was no negative correspondence received back.

A motion was made by Cheryl Huxhold to move forward with approving the subdivision; seconded by Boddy White. 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			
Nancy Langdon	X		
Cheryl Huxhold	X		
Tim McMurray	X		
Boddy White	X		

ConnectGen

Not in attendance.

Onvo Exit 28 Truck Stop Remodel- Dan Naylor

- Dan apologized for coming to the Planning Board at this point in the process. He was told in August 2021 by the Town Supervisor that he did not need to pursue a Special Use Permit since the renovations were consistent with the existing structure, and they were not changing use.
- He is willing to cooperate. They are a small family business with three other stations in NY.
- The Clover Leaf hotel was shut down after acquiring the property in December 2020.
- A permit was obtained from our Code Enforcer on August 20, 2021 for activities including demolition, replacing fuel canopies, replacing the sign and new above ground fuel tanks. He can provide a copy to us if needed.
- Next step is building the addition. Plans were recently dropped off to Tim Reily which include the gas station, restaurant, rest rooms and parking. The restaurant will have 43 seats and a drive through. Burger King is being proposed.

- They took samples of the soil and found no issues, but still decided to replace the tanks as they were very old. They are 10-12 feet from the property line which is well above the 1ft code requirement.
- They will mill and overlay the parking lot and add striping. It is important to keep the truck and car traffic separated for safety. A question was asked if a traffic study was completed. No, because they are decreasing use.
- Jd advised a flow test for water will be needed to ensure fire protection as there are known issues in the area.
- Dan expressed concern about the length of this process as he has financial commitments for opening, especially with Pilot going in next door.
- Doug with Prime Engineering has not yet set up Escrow as he was seeking more information here to determine what amount will be needed. That will be done after this meeting.
- Site plan review, SEQR review, water and sewer, and SWPPP will need to be addressed. It is a redevelopment project, is basic, but still must go through the process.
- Was there a Special Use Permit that was with the past owners and would have been transferred to the new owners in 2020? They are valid for 5 years before being up for renewal. We are not sure of the answer but will look into it. A comment was made that the facility was there before the Town had these codes in place, so it is possible it never had one.
- A Special Use Permit should have been obtained for the entirety of this phased process. Incorrect guidance was unfortunately given to ONVO in 2021.
- Jd expressed that we are glad to see the improvements being made to the property and we will do what we have to in order to move the process forward as quickly as possible. All boxes need to be checked. That means October would likely be the soonest this could be approved, needing to hold the public hearing and go through the 30-day SEQR process. We will hold special meetings if necessary to help the process along.
- Next steps: Jd will meet with Tim, our Town lawyer, and Dave to set up escrow and get a list to Dan with what ONVO needs to provide. We hope to allow enough time for ONVO to respond with documents so a public hearing can be held at our September meeting.

Committee Updates- N/A

Public Comment

1. David Russo – Van Wagenen Dr update. He met with the Army Corps of Engineers and NYS DEC and is waiting for more information from the property owner.
2. Ron Crewell – It is nice to see the new truck stop building moving forward for the town. Thanks for all you do.

Closing

The next Town of Glen Planning Board meeting is scheduled for September 15, 2022, at 6:30pm.

Nancy Langdon motioned to adjourn the meeting at 7:23pm. Boddy White seconded the motion. Jd Downing, Jennifer Mete-Jeffer, Tim McMurray, Cheryl Huxhold, Nancy Langdon, and Boddy White voted in favor of the adjournment.



Sandra Hemstreet