

TOWN OF GLEN PLANNING BOARD

MINUTES OF MEETING HELD JULY 21, 2022

A meeting of the Town of Glen Planning Board was held at 7 Erie Street, Fultonville, New York, on Thursday, July 21, 2022, at 6:30 pm.

The following members of the Town of Glen Planning Board were present:
Sandy Hemstreet, Nancy Langdon, Cheryl Huxhold, Jenn Mete-Jeffer, Tim McMurray

The following member(s) of the Town of Glen Planning Board were not present:
JD Downing, Boddy White

A quorum of the Planning Board being present, the meeting was called to order at 6:30pm by Secretary, Sandy Hemstreet, 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 May 19, 2022, and June 16, 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			
Jennifer Mete-Jeffer	X		
Sandy Hemstreet	X		
Nancy Langdon	X		
Cheryl Huxhold	X		
Tim McMurray	X		
Boddy White			

Old Business

Western Supreme Buddhist Temple

Naki Chan indicated the necessary reporting was submitted to SHPO in early July. They are waiting on a reply. Additionally, Sandy Hemstreet emailed a monthly update to Gilcrest & Tingly – legal counsel for the Shrine.

Next steps – application remains active.

Borrego Solar- 2621 NYS Rt 5s

Doug Cole (Prime AE) provided a comment letter working through the approval conditions that need to be met prior to issuing a building permit. The project has been sold to Nexamp with project leads assigned for when construction begins. A preconstruction meeting will take place once all conditions of approval have been met.

Solar Moratorium / Solar Law Amendments

The Town Board held a special meeting the morning of July 21, 2022, to review comments on the final draft of the Solar Law. They are intending to pass the new law in August.

A Wind Moratorium was enacted by the Town Board on July 11, 2022.

Land Use Management 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.

The American Planning Association of Upstate NY has a place to submit a formal RFP/RFQ to get responses from planners. We can speak to the Town board if one is deemed necessary.

Next step is to reach out to two contacts to gauge interest in providing a quote. Plan to have an update for the August meeting.

Comprehensive Plan

See Land Use Management Section

Proposed Letter to Governor Hochul

No movement from the Town Board as of this meeting. May not be something to move forward with at this point.

Eden (NextEra) - Van Epps Solar Project

Sandy Hemstreet emailed to ask when the projects would be completed. They responded August 1 for one and September 1 for the other.

Was the screening addressed? They have stopped sending the monthly updates.

Line crews are out. Tom DiCaprio will be doing an electrical inspection, and there will be an opportunity to do a site walk-through.

New Business

Dillenbeck Rd Simple Subdivision

Land Surveyor David Bogareus provided the mylars for review – splitting one large lot with separate homes into two lots. Sandy Hemstreet confirmed with the Town that it meets town codes including the road frontage and not divided in the last three years.

A motion was made by Tim McMurray to move forward with approving the subdivision; seconded by Cheryl Huxhold. The Planning Board voted as follows:

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

Tim McMurray	X		
Boddy White			

ConnectGen

Colleen Nash provided the update that they are working to finalize the land position and layout by late September, with the goal of submitting their application to NYSERDA by the end of the year. Any meetings with the Town would take place after the layout draft is complete.

We will be seeing survey crews out in the next month to six weeks.

The Solar Monitoring Device will be decommissioned next month. A building permit was previously obtained for this.

Committee Updates- N/A

Public Comment

1. Bonnie C – Question about a new power pole or transformer coming down the hill across from her home. Asked who is the party that would approve this construction in relation to the solar facility on Van Epps Rd. She reached out to National Grid and has written to Assemblyman Santabarbara with safety concerns. He also initiated questioning with National Grid, and they are waiting to hear back.

Does the planning board consider this impact when approving? Confirmed the planning board would only see the poles being constructed onsite, anything further is under the discretion of National Grid. This would be the recommendation National Grid provided to get to the substation in Fonda.

2. David – Van Wagenen Dr update. He and his legal counsel spoke to the Army Corp of Engineers and has an onsite meeting on July 27 at 1PM. Hopefully DEC will be in attendance to resolve the issue of a neighbor trenching in a FEMA flood zone rerouting water to their property.

Closing

The next Town of Glen Planning Board meeting is scheduled for August 18, 2022 at 6:30pm

Nancy Langdon motioned to adjourn the meeting at 6:58pm. Tim McMurray seconded the motion. Jennifer Mete-Jeffer, Tim McMurray, Cheryl Huxhold, Nancy Langdon, and Sandy Hemstreet voted in favor of the adjournment.



Sandra Hemstreet