

TOWN OF GLEN PLANNING BOARD

MINUTES OF MEETING HELD SEPTEMBER 15, 2022

A meeting of the Town of Glen Planning Board was held at 7 Erie Street, Fultonville, New York, on Thursday, September 15, 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

The following member(s) of the Town of Glen Planning Board were not present:
Jd Downing, Tim McMurray, 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 August 18, 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			
Boddy White			

Old Business

ONVO Exit 28 Truck Stop Remodel

Permits were granted for the remodel to continue. No further action by the Planning Board is needed at this time. There are noted issues between the Land Use Management Plan and the Town Code. This building is exempt from site plan review given it was in place prior to the in-effect date of our documents. A gas station / restaurant is being remodeled to a gas station / restaurant. This does bring up concerns, especially given the known sewer issues in that area.

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 inquire about her providing a quote. She responded with a couple clarification questions on what type of quote the town is looking for, and if it will be an RFP. Jenn will follow up with Tim next week for clarification and get back to Nan.

Western Supreme Buddhist Temple

Nakie Chan stated Phase 1B has been completed and submitted. A site plan paper copy was provided to the Planning Board. It was proposed to remove Area 3 from the proposal and come back for site plan review in the future if they decide to build it. Sandra explained it would need to come off the drawing for that to move forward to Doug for review. If it is left on, the Phase II Site Evaluation would be needed per the OPRHP letter. The best bet to move forward more quickly would be to remove Area 3 from the drawing.

The Buddhist representatives proposed leaving the well and entrance/driveway as conditions of approval prior to applying for a building permit.

Next steps are to have our engineer meet with theirs to make sure everyone is on the same page and the plans are completed as required. We can then move on to parts 2 and 3 of the EAF.

A legal representative from the neighboring Shrine inquired about items in their letter including SWPPP, final topography, and grading and erosion. One note was a shovel test revealed the depth of the groundwater to be high. Photo #48 needs clarification if the building was there when the application was started or not. He wondered if the building inspector has been out to check on the activity. Sandy indicated Jd had been in contact with our Code Enforcement Officer, but she was not sure the date that had occurred. Sandy will email the copies of the updated plans to him and continue to keep him updated monthly.

This will be back on the agenda for further review next month.

New Business

ConnectGen

Not in attendance.

An update was provided at the Town Board meeting that they are 4-6 weeks out from completing the updated project layout and another 3-4 months out from there to submit to ORES – which brings us to early 2023.

Egelston Rd – potential Chiropractor office

Jd sent information on a potential Chiropractor office to be built on Egelston Rd. He provides services to many of the local Amish community members. It was noted a freestanding business in a residential / agricultural area is not an allowable use. An office inside a home is able to pursue a special use permit. The potential landowner is aware and will also be pursuing a perk test prior to considering how to move forward.

Committee Updates- N/A

Public Comment

No public comment was made.

Closing

The next Town of Glen Planning Board meeting is scheduled for October 20, 2022, at 6:30pm.

Nancy Langdon motioned to adjourn the meeting at 7:01pm. Cheryl Huxhold seconded the motion. Sandy Hemstreet, Jennifer Mete-Jeffer, Cheryl Huxhold, and Nancy Langdon voted in favor of the adjournment.

A handwritten signature in black ink that reads "Sandra Hemstreet". The signature is written in a cursive style with a long horizontal line extending to the right.

Sandra Hemstreet

DRAFT