

TOWN OF GLEN PLANNING BOARD

MINUTES OF MEETING HELD SEPTEMBER 21, 2023

A meeting of the Town of Glen Planning Board was held at 7 Erie Street, Fultonville, New York, on Thursday, September 21, 2023, at 6:30 pm.

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

Jd Downing, Jennifer Mete-Jeffer, Boddy White, Nancy Langdon, David Russo

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 6:31 pm by Chairperson, Jd Downing, followed by the Pledge of Allegiance and a moment of silence. Meeting notes were recorded and drafted by Vice Chair, Jennifer Mete-Jeffer.

Housekeeping

1. Boddy White motioned to approve the minutes of the Planning Board meeting held on August 17, 2023. David Russo 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 | | |
| David Russo | X | | |
| Boddy White | X | | |

Public Hearing

Carver Special Use Permit Application-189 Riverside Dr: 10-acre laydown pad

The public hearing notice was read at 6:35pm. Peter Yetto from Ingalls Engineering was in attendance on behalf of Carver and gave an overview of the project. Public Comment:

- Lisa Montana: Asked for confirmation there is no disturbance to the river. Peter stated there is not. All 10 acres are impervious surface. All discharge will be directed to the river, not to adjoining properties. The Mohawk is a 6th order stream so there is no additional requirement per DEC. Lisa stated this parcel shows as being in the Ag district. Jd Downing replied it is not. Lisa asked if there were air quality/dust studies completed? Peter replied it was not required as it is limited operations and there will not be even 50 trucks in and out each day. The clean fill will be brought in from Carvers Coeyman's facility and potentially their other locations, but it will be clean fill. Lisa asked if it states how many trucks will be coming in and out? Peter stated it does not, but Carver has a mine in Johnstown and will be using this enroute to Port of Coeyman's. Truck traffic will not be increased since they would already be going there to get onto the thruway. Trucks would dump material at the end of the day, park at the Carver facility and pick it up in the morning to head South.

- Ron Crewell: Asked if at one point in time this project involved working off the river. Peter stated he has not worked on anything with that but can guarantee that there are no plans for anything in the river. Ron asked if they do not show it on the plans now, they cannot pursue it in the future, correct? Jd stated Carver is supposed to declare all current and future uses on the SEQR form. Additionally, the river cannot support boats of that size as it is too shallow and the cost to make it work would be astronomical and unfeasible.
- A member of the public asked to confirm that Carver will not be selling any product from this location. Jd replied they declared it as storage only for transfer and will not be selling product.
- Steve Helmin: What restraints are there on what materials could be stored on this facility? Jd Downing replied it was declared as being aggregates including sand, stone, gravel and millings. Steve followed up asking how will this be controlled to make sure other materials aren't brought in in the future. Jd replied Code Enforcement. Steve asked if there is an overlap between this site and the thruway that might see traffic doubled. Peter replied that they would go from the site to the thruway. Steve added that perhaps the quarter mile will be the only area seeing an increase. Steve asked how heavy are the trucks and will there be additional degradation of the road? Peter replied there is no difference than the trucks that are there now, it will not be an extremely busy location and there will not be a large amount of stone going in there. Jd added the BOT curb cut permit has been obtained by Carver. Steve stated the Mohawk River is a tourist asset, and asked if it has been considered how this will look from the river? Will it look attractive and not like a junk property? Peter replied that the trees there now will not be taken down. Steve added that a section of trees was taken down already. Peter reiterated that nothing along the river will be removed. Steve noted he did see there's 100 feet noted between the bank and the river. Steve asked if there's any intent to let that tree line grow up? Peter stated they will not be going beyond the area of the pad.
- Planning Board member Boddy White stated the Ephratah Quarry hours are 7AM-5PM and there was a request made by Carver to extend those hours from 6AM to 6PM – has that been approved? Peter replied he believes the hours are going to remain the same, however he is unsure because he's not working on that project. Boddy stated they were operating at 75 trips per day and requesting 200 trips per day, and asked if he's heard confirmation for that? Peter replied he does not believe they got approval for anything near 200 trips a day. Boddy asked after the pad is constructed what would be the estimated trips per day on to the pad with trucks carrying stone? Peter replied probably less than 20, it is not a huge operation. Boddy asked will we see piles of stone on this pad or conveyor systems? Peter said no there will not be anything like that, or large piles. It will not be 50 trucks a day at all, and piles would not even be higher than 10 feet. Mine site activities would not even be permitted there. Boddy asked if the board could add a height limitation. Boddy added they have an offshore wind project going on downstate and once they get a pad, they could then use it for whatever project use they may need. Jd added since they have not declared those uses as their intent, they would not be able to.

The public hearing was closed at 7:08PM.

Old Business

Updates from the Chairperson

Jd Downing stated at the Town Board meeting Tim advised there was an applicant for the open secretary position, but he has not heard back. Also, the VanEpps Solar plantings have been renegotiated. The final paperwork has been sent to ONVO and they are hoping to open in early October. An application for a Boundary Lot Line adjustment came in today and will be reviewed next month.

Carver Special Use Permit Application-189 Riverside Dr

Jd Downing stated three lead agency letters can back with a response. The first from County Soil & Water signing off for us to assume lead agency. The second from the Town of Glen Volunteer Fire Department noted the listed responding agency of Fultonville is incorrect and should be updated. NYS DEC replied with a list of concerns to be addressed. This was not sent with enough time for our Engineer Doug Cole to review, so he will be responding accordingly after this meeting.

The Flood Plain Development Permit process still needs to be completed with the Town of Glen.

Carver completes weekly SWPP inspections. The town can hire Doug to ensure compliance with monthly review.

The control notes on the 2nd page of the site plan indicate that no more than 5 acres can be disturbed at one time, and Carver has 14 days to complete it, or grading operations are suspended.

Doug noted the Town of Glen needs the report that goes with the SHPO sign off.

If we have nothing outstanding for next month's meeting the board can go over parts 2 and 3 and make a positive or negative declaration.

Carver asked if we could also send this over to Montgomery County now. Jd noted we were told we cannot send it to them until we finish our review.

Doug will reply with a comment letter confirming what else is needed from Carver.

DAIM, Pat Oare- Special Use Permit Application, Warehouse in Glen Canal View Industrial Park

Jd Downing noted a completed EAF was submitted today, which is too late for the Planning Board's review. Discussion will resume at our October meeting.

ConnectGEN

Jd Downing noted a revised notice of intent to file was sent to residents.

Land Use Management Updates Discussion

The board ran through the 8 comments that came back from the Town Board and agreed to send back two comments. (See document: *Proposed Land Use Mgt PB Review_9.21.23*)

New Business

Jd Downing read a letter announcing his resignation as Chair of the Town of Glen Planning Board.

Mast Subdivision

120.88 acres being divided into two lots of 75 acres and 45 acres. Ag statement notification letters will need to be mailed out. The certified letter receipts, mylars and payment can be finalized at next month's meeting.

Hernigle Subdivision

This is a major subdivision with one lot being divided into six lots. The Ag statement letters need to be sent out. Doug Cole can provide the additional requirements to the applicant.

Tylutki Subdivision

One lot is being divided into two lots. Ag statement notification letters will need to be mailed out. The certified letter receipts, mylars and payment can be finalized at next month's meeting.

Public Comment

Steve Helmin – Stated he is sorry to hear of Jd’s resignation. He encouraged members to individually speak to the Town Board should they have concerns. The ConnectGen Mill Point website has been divided into projects 1 and 2. Two parks are not listed on Carver’s EAF- one in Fultonville, and the new Riverside Park.

Ron Crewell – Stated he is sorry to hear of Jd’s resignation. He further expressed his displeasure with the Town Board members and their decision to remove the proposed animal density section of the land use management document.

Closing

The next Town of Glen Planning Board meeting is scheduled for October 19, 2023, at 6:30 pm.

Boddy White motioned to adjourn the meeting at 8:50 pm. Nancy Langdon seconded the motion. Jennifer Mete-Jeffer, Jd Downing, and David Russo voted in favor of the adjournment.

Jennifer Mete-Jeffer