

TOWN OF GLEN PLANNING BOARD

MINUTES OF MEETING HELD FEBRUARY 17, 2022

A meeting of the Town of Glen Planning Board was held at 7 Erie Street, Fultonville, New York, on Thursday, February 17, 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. 2022 By-Laws

- By-Laws were reviewed by the Town Board at their February meeting. There were no recommended edits, and the document was approved as is. The Final document has been uploaded to the Town website.

2. JD Downing read aloud his **Notice from Chairman** to kick off the meeting.

3. Nancy Langdon motioned to approve the minutes of the Planning Board meetings held on January 20, 2022, and February 7, 2022. Cheryl Huxhold 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). No updates from the Archaeological Consult or WSBT pertaining to Phase 1B archaeological investigations with NYS. Naki Chan noted a plan

to get SHPPO Phase 1B completed in spring. Doug Cole (Prime AE) indicated the outstanding concerns from the March 2021 Prime AE letter still require updates. Sandy Hemstreet emailed Gilcrest & Tingley (Attorney for Shrine) with all updates.

Next Steps- application remains active

411 Reynolds Road Wind Energy Project

Camie Jarrell of GHD Consulting Services

David Strong of Borrego Solar

All Q&A received from the 1/20/22 public hearing has been reviewed. All questions have been answered. Residents can access the information by going to the Town website / Planning Board / February 2022 Meeting.

Doug Cole, Prime AE, provided a list of outstanding project items prior to the meeting. He noted receipt of 9 updated documents from Borrego, all requiring review, that were not received in time to produce an updated comment letter for the meeting. All documents and an updated comment letter will be in place for the March meeting.

Items of note:

- Archeological reports have been submitted. Some areas near site are historically sensitive. Has this been sent to SHPPO?
- Revised sound modeling
 - Additional sound requirements based on NYCRR Title 19 section 900-2.8 (94-c)
 - Need baseline noise analysis
- Transportation study- shows proposed route of equipment to get to site. There is no road load analysis

Updates from Dave Strong-

- Sound analysis being done by Epsilon. They have set up microphone equipment with infrasound testing this week
- SHPPO is in the works
- Route analysis- requesting as a condition of approval that the completed route analysis be done just before construction. Borrego will provide a road use agreement format that lays out the process for fixing any damages and repairs for roads used. They will get a high-definition video of the route pre-shipment and post shipment. A Road Bond will be established. JD Downing noted that no Town roads were in play with this project. However, a Road Bond is still recommended as a precaution.
- Decommissioning height discrepancy has been fixed.
- Revised O&M Plan and revised Emergency Plan- requesting as condition of approval prior to the construction phase so as to be as specific as possible with the plans.
- Wetland Report- still with Army Corp of Engineers
- Revised Communication Tower Study
 - Microwave study filed with FAA/ NTIA. The NTIA will do the work for the FCC. They will be looking for a determination of no hazard. The report may take 90 days to obtain so may need to make this a condition of approval.
- Continuing to work with NYS DEC. Haven't submitted additional documents yet. Waiting for DEC to tell them what they want Borrego to do and what they want Borrego to submit.

- Any questions the new Planning Board members have, Dave is happy to answer them
- **Motion to send application and outline letter to Montgomery County Planning Board for review/comment at their March 10, 2022 meeting held at 6:30pm at Old County Court House, Fonda:**
 - Cheryl Huxhold Motioned
 - Tim McMurray Second
 - Vote:

<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		

Land Use Management Plan:

N/A

Solar Moratorium:

Per Town Board, Solar Law is out for legal review.

Comprehensive Plan:

Planning Board discussed bringing the issue of Land Use Management, Town Code, and Comprehensive Plans to the Town Board for discussion on updating. It is the position of the Planning Board that, at this time, the scope of the work required to update these documents is outside of the capacity of the Planning Board and outside services are needed.

New Business

ConnectGen

Jessica Klami

ConnectGen is unable to complete Phase 1B of the archeological study due to winter weather. These items are on hold until Spring. ConnectGen anticipates submitting application in early summer. They will be hosting a community meeting in the Spring.

Proposed Letter to Governor

Sandy Hemstreet to work on editing the proposed letter to submit to Town Board for joint notice to the Governor. No action taken tonight.

Communication Updates

- JD Downing has reached out to Mike Taylor, Planning Board Chair for the Town of Florida by email to discuss their wind turbine project. Emily Staley, Town Clerk, has indicated the Planning Board is reviewing the site plan for their wind turbine project. No response from Mike as of 2/17 meeting.
- Town of Root and Town of Canajoharie have initiated Solar Moratoriums
- Town of Glen Town Board has scheduled a special meeting on 2/28/22 at 2:15pm at Town Hall, to schedule a public hearing for the purpose of adoption of Local Law No. 2 of 2022, to opt out of the exemption provided by the Real Property Tax Law, Section 487. This law relates to Payment in Lieu of Taxes (PILOT) programs associated with renewable energy projects.

Public Comment

1. Diana- thank you to the board for volunteering. The letter from the Chairman was very well written by not signed. It should be signed.

2. Crystal- Round Barn Rd- note that a microphone has been set up across from an Amish farm. This is not a good place to collect ambient noise because of the location.

3. Joyelle- have been reviewing studies on the impact to animals of wind turbines. Contacted Cornell- no funding for studies so they haven't been doing them. There are studies from Poland and Finland. It was noted that increased levels of stress were found in Geese studies there. The animals would change course in order to avoid infrasound waves. So basically, we know that infrasound effects animals but there hasn't been money put into proper studies in the US to understand the impacts better.

4. Cathy- in reading the Q&A Borrego notes that our area is marginal for wind. Why would we put a wind turbine in a marginal location? Also, have concerns about the impact to animals.

5. Doug- the Q&A identifies a lot of information that will not be disclosed until/unless the project gets approved. How can we make a decision on approving a project when we won't have key information in advance? I'm talking things like Host Community Benefits, PILOTS, and the basic economic benefit to our community. Can we make our approval contingent upon discussing these items?

Closing

The next Town of Glen Planning Board meeting is scheduled for March 17, 2022 at 6:30pm

Sandy Hemstreet motioned to adjourn the meeting at 7:25pm. Nancy Langdon 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.



Sandra Hemstreet