

**TOWN OF GLEN PLANNING BOARD
MINUTES OF MEETING HELD SEPTEMBER 19, 2024**

A meeting of the Town of Glen Planning Board was held at 7 Erie Street, Fultonville, New York, on Thursday, September 19, 2024, at 6:30 pm.

The following members of the Town of Glen Planning Board were present:
Sandy Hemstreet, Jennifer Mete-Jeffer, Nancy Langdon, Jd Downing

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

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

Approval of Meeting Minutes

Nancy Langdon motioned to approve the minutes of the Planning Board meeting held on August 15, 2024. Jd Downing 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		
David Russo			

Board Updates

Sandy Hemstreet noted that a referral was received today from CEO Tom DiCaprio for an Auto Repair Shop at the old town barn in Glen owned by Richard Christiano. We will review the application and add it to next month's agenda.

As a reminder, training for members is due at the end of this year.

Sandy will submit a request to the Town Board to consider changing the number of members from 7 to 5 to make it less challenging to obtain a quorum. Alternatively, she will ask that additional members are brought in.

Public Hearing

Called to order at 6:35pm.

- *The Town of Glen Planning Board has scheduled a public hearing for the purpose of receiving public comment on the proposed EMS Office, Housing and Garage facility request from Montgomery County Sherriff's Office, to be located at 200 Clark Drive, Fultonville, NY. Members of the public are encouraged to attend to provide feedback.*

No public comment was received. Nancy Langdon motioned to close the public hearing at 6:36 pm. Jd Downing 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		
David Russo			

Old Business

Montgomery County Ambulance Facility Application- 200 Clark Dr

Sandy Hemstreet noted we held the public hearing, received copies of the mailed notification letters, received 3 signed lead agency consent forms back and have the completed EAF.

Megan from KB Engineering reviewed the response letter outlining the changes needed on the EAF and Site Plan. CT Male agreed to make the necessary changes and return both back to the Planning Board.

Jd Downing motioned to issue a negative declaration on the SEAF pending the approved revisions submitted by CT Male. 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	X		
Nancy Langdon	X		
David Russo			

Jd Downing motioned to submit the referral to the Montgomery County Planning Board pending the revisions submitted by CT Male. Sandy Hemstreet 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		
David Russo			

For next month, we will review the project in full and review what the County sends back. If all looks good, we could anticipate approving the project- possibly with contingencies.

New Business

Verizon Cell Tower Application- 200 Clark Dr

Dave Brennan from Young Sommer reviewed the project binder, including the FEAF. A copy is located at the Town Hall for public review. The monopole tower is 184 feet tall and no lighting is required. There is an existing tower already onsite; this will be a second tower. A removal bond can be provided to the Town. A diesel back-up generator will run once every two weeks in the morning for about 20 minutes or in times of a power outage. No Agricultural Data Statement is needed.

The board asked about the height of nearby towers as depicted on the provided map for comparison. They will get back to the board with those exact heights.

Sandy noted we have the application, the EAF and the escrow funds. We need to determine the application fee, depending upon if the 9 initial antennas are included in the tower line item or if they are an additional charge.

Jd Downing motioned to accept the application. Sandy Hemstreet 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		
David Russo			

Jd Downing motioned for the Planning Board to declare Lead Agency for SEQR. 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	X		
Nancy Langdon	X		
David Russo			

Sandy Hemstreet motioned to set the Public Hearing for October 17, 2024 at 6:35 pm. Jd Downing 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		
David Russo			

Dave Brennan noted they will mail out the necessary public hearing letters. The Planning Board will likely be able to refer this to the Montgomery County Planning Board at our October meeting. We could also leave the public hearing open until November.

Megan from KB Engineering noted they have the materials now to begin their review.

If all goes as planned, there is the potential for the approval decision at our November meeting.

FunPlex Application- 242 Riverside Dr

Bridget Ricci noted this would be a mixed-use commercial building with a nerf arena, escape rooms and women’s construction classes. She spoke to Tom DiCaprio and was referred to the Planning Board.

Sandy noted this falls under Site Plan review, but we need additional information from Tom on the current specifications of the building via a site visit. We will reach out to Tom and follow up with Bridget on what may or may not be needed for the Planning Board to continue the review.

Public Comment

None.

Closing

The next Town of Glen Planning Board meeting is scheduled for October 17, 2024, at 6:30 pm.

Sandy Hemstreet motioned to adjourn the meeting at 7:37 pm. Jd Downing seconded the motion. Jennifer Mete-Jeffer and Nancy Landon voted in favor of the adjournment.

Jennifer Mete-Jeffer