

SPECIAL MEETING OF THE TOWN BOARD  
TOWN OF GLENVILLE  
JUNE 12, 2019  
AT THE GLENVILLE MUNICIPAL CENTER  
18 GLENRIDGE ROAD, GLENVILLE, NEW YORK

Supervisor Koetzle called the meeting to order at 7:00 PM;

Supervisor Koetzle asked the Town Clerk, Linda C. Neals, to call the roll.

**Present:** Supervisor Christopher A. Koetzle, Councilmen Michael Aragosa, Michael R. Godlewski and Councilwoman Gina M. Wierzbowski

**Absent:** Councilman John C. Pytlovany

Also present were Michael Cuevas, Attorney for the Town, Jason Cuthbert, Comptroller, Vicki Hillis, Director of Human Services

Supervisor Koetzle – “I just want to mention to the councilmembers, you all have in front of you, the complete and total application for the Richbell project on Dutch Meadows Lane. It is a full EIS so take some time to read it. It is very detailed, it has a stormwater management narrative attached to it as well. It is a formal application for the PUD. It is being referred to the Glenville Environment Conservation Commission (GECC) and from there it will go before the Planning Board. I hope by August we will see it for a PUD application to the Town Board. If not I don’t anticipate much past September. There are some changes to it so take a look at it.”

The following people exercised the privilege of the floor:

Maurice Watson, 5 Mohawk Ave, Alplaus – Mr. Watson informed the board that some Alplaus resident attended the Schenectady County Legislature’s meeting held on June 11, 2019 and they recognized the resolution for the Alplaus Hamlet Plan. That would not have happened if that had not started here with your resolution. So thank you very much from the residents of Alplaus for your support.

He stated that tonight is a special night. Hopefully this resolution regarding the Champlain Hudson Power Express will go through because that little host community seems to be Alplaus and again on behalf of the residents thank you very much for your support.

Supervisor Koetzle moved ahead with the agenda

Presentation by the Champlain Hudson Power Express, Inc.

Bill Helmer – Transmission Developers – “You probably have heard about this project over the last several years. We got all of our permits from the Public Service Commission, the Army Corp of Engineers and the Department of Energy in Washington... As we were finding the routing we realized that in the area of the Capital Region one of our original ideas was to basically to put the line on the railroad line in Schenectady was a bad idea. They were building a casino there and they were lifting all of the cross over bridges so we had to find another solution. In Glenville we decided that we would go on the Pan Am Railroad (the old Boston and Maine). We are going to go west through the Town of Glenville and the Village of Scotia, over by the Paul Tonko Bridge. We are going to do a HVDC under the Mohawk River and then come back the CSX Line.

As we start to discuss this with all of the municipalities we were dealing with Supervisor Koetzle made a good case that Glenville was a special case that deserves special consideration given the fact that there will be significant tax revenue generated by this project. They really don’t do the job in terms of honoring the commitment of the community that sort of hosts this kind of facility. So that’s now built in the project and the amount was \$80,000 that will be used to foster better pedestrian access in the area of

Alplaus.”

After going through the hearing process basically we avoided all of Schenectady downtown completely and brought the route onto the Pan Am Railroad right-a-way. The project is going to consist of two (2) cables, five (5) inch each buried completely within 5.6 miles of the Pan Am right-a-way. All of the work is going to be confined within the Pan Am Railroad right-a-way. We have been working with Pan Am for the past two (2) years to get their consent to be able to put the cable in their right-a-way. The way the cable is constructed, it's basically two (2) cables the size of a coaster that gets buried about three (3) feet down along the railroad right-a-way. So basically once it's there you don't see it, it doesn't affect anybody. The only time you will see activity is when it gets constructed. It's going to be about 5.9 miles within that right-a-way when we get to the Scotia Industrial Park we are going to make a left, going to do what is called horizontal drilling a cable from one side of the river to the other side by the I-890 interchange. Once we get to the I-890 Interchange we are going to cross under that interchange and go back to the CSX right-a-way.

There shouldn't be a lot of destruction to the community, it should be very minimal.”

Councilman Aragosa – “The only places I see where it will affect the residents is where it crosses the road.”

Mr. Helmer – “First of all we will put a plan together to schedule a time for when we cross the roadways. All of that is going to be planned and they will work with the town on that.”

Supervisor Koetzle – “I want to point out the benefits. This is clean, renewable energy, its hydro, it's decreasing the CO2 admission in the air, and it's decreasing electric rates for rate payers across New York by 12.8 million dollars. These are all great benefits for everybody, not just the Town of Glenville.

This has been a long process, we've had a lot of conversations with the folks at Transmission Developers, Inc. on a lot of different things. One of the things that I think we were adamant on was that there were going to be some impacts to the community, particularly because of the Hamlet Plan, the importance of pedestrian connectivity within the Alplaus Hamlet, also to Woodhaven. It's just another piece, I think, that's going to help us connect Glenridge Road to Woodcrest Drive, the piece that is getting done this year. The connectivity to Glenclyff School was critically important. I want to thank all of the folks that I dealt with, Transmission Developers for listening to that concern, accepting it and helping us with it. So thank you, because of this we will be able to apply an \$80,000 community benefit to sidewalk project in Alplaus.

One question I think we should answer here tonight because you probably have it on your mind, what is the time frame? Do you have a date or an idea on that Mr. Helmer?”

Mr. Helmer – “We are probably going to be in construction in about eighteen months. We are still sorting that out as we speak. The plan is to have the project in service by 2024. Our vision is where the Erie Canal in the 21<sup>st</sup> century, you might remember for high school the Erie Canal went into service in July of 1825 so we are going to be in service by July of 2025.”

Supervisor Koetzle – “But as far as the community benefit goes we are talking 2020?”

Mr. Helmer – “Yes”

Supervisor Koetzle – “So we are looking at a 2020 potential project once everything is approved.”

Mr. Helmer – “That's correct.”

Supervisor Koetzle – “Just so everyone is aware there is an executed agreement in place.”

**RESOLUTION NO. 108-2019**

**Moved by:** Councilwoman Wierzbowski

**Seconded by:** Councilman Godlewski

**WHEREAS**, Champlain Hudson Power Express, Inc. (“CHPEI”) is developing the Champlain Hudson Power Express Project (the “Project”), a 1,000 MW underground and underwater high voltage, direct current (“HVDC”) electric transmission facility extending from the United States’ border with Canada to Queens, New York; and

**WHEREAS**, the Project will supply clean, renewable hydroelectricity to New York State; and

**WHEREAS**, the State and Federally-approved Project route within the Town of Glenville originally included approximately 3 miles located on right-of-way property owned by CSX Transportation (the “Rail ROW”) (the “Initial Leg of the Original Town of Schenectady Routing”); and

**WHEREAS**, Champlain Hudson Power Express, Inc. (“CHPEI”) has discussed the project extensively with the Town of Glenville (“Glenville Host Community”), as the Project will be located within this community; and

**WHEREAS**, the Initial Leg of the Original Town of Schenectady Routing led CHPEI to develop an alternative routing (the “New Pan Am Railroad Routing”) along approximately 5.9 miles located on right-of-way property owned by Pan Am Railroad within the Town of Glenville (Route) bordered between Maple Avenue on the Northeast; and Amsterdam Road, on the Southwest portion of the Town.

**WHEREAS**, the New Pan Am Railroad Routing is proposed with a view towards decreasing environmental, and community impacts and increasing constructability; and

**WHEREAS**, the Project will provide significant economic and environmental benefits to New York State in the form of lower electric rates, by reducing greenhouse gas emissions and jobs, including local jobs during the Project’s construction; and

**WHEREAS**, in recognition that CHPEI will generate tax revenue to Schenectady County, the Town and Scotia Glenville Central School District once the project commences operation; and

**WHEREAS**, by a letter agreement to be fully executed as of this date, CHPEI has committed to the funding up to a not to exceed amount as a part of its construction program of certain pedestrian improvements (the “Letter Agreement”); and

**WHEREAS**, once the project commences operation it will not require ongoing services of Town (Village) departments or local schools; and

**WHEREAS**, CHPEI desires that the Town of Glenville endorse the Project and the New Pan Am Railroad Routing within the Town of Glenville and

**WHEREAS**, CHPEI believes that the Town of Glenville endorsement is an essential prerequisite to obtaining all final Project permits and approvals;

**NOW, THEREFORE, BE IT RESOLVED,**

1. That the Town Board of the Town of Glenville is fully familiar with and supportive of the Project, including the scope of the work to be performed by CHPEI within the Town of Glenville in furtherance of the Project.

2. That the Town Board of the Town of Glenville directs the Supervisor to execute the Letter Agreement and deliver a copy to the appropriate CHPEI representative.
3. That, the Town Clerk is hereby directed to forward a certified copy of this approved resolution to Transmission Developers Inc. at The Pieter Schuyler Building, 600 Broadway, Albany, NY 12207 for inclusion with CHPEI's application for amendment to its New York State Certificate of Environmental Compatibility and Public Need and any required applications for amendments to the Project's Federal Permits.
4. That the Town Board of the Town of Glenville hereby grants its consent to CHPEI in accordance with section 11 of New York's Transportation Corporations Law to lay down, construct and maintain its wires, conductors, conduits and other fixtures in and under the streets, avenues, public parks and places in the Town of Glenville in accordance with the requirements of CHPEI's Article VII Certificate, as amended and in effect from time to time.
5. This Resolution shall take effect immediately.

**Ayes:** Councilmen Aragosa, Godlewski, Councilwoman Wierzbowski and Supervisor Koetzle

**Noes:** None

**Absent:** Councilman Pytlovany

**Abstentions:** None

**Motion Carried**

#### **RESOLUTION NO. 109-2019**

**Moved by:** Councilman Godlewski

**Seconded by:** Councilman Aragosa

**WHEREAS**, the Town of Glenville has been engaged in a multi-year, phased improvement project to upgrade facilities in Maalwyck Park in furtherance of the Town Parks Master Plan; and

**WHEREAS**, the Town issued an Request for Proposals (RFP) entitled "Maalwyck Park Improvement Project, Phase 2" on April 24, 2019 for electrical and design services; and

**WHEREAS**, Environmental Design Partnership, which prepared the RFP for the Town, reviewed the responses received by the due date of May 17, 2019 and recommends that the Town accept the bid of MH Professional Engineering as the lowest, complete and responsible bid; and

**WHEREAS**, the Commissioner of Public Works and Director of Human Services also recommend that the Town award the contract to the low bidder, MH Professional Engineering, at a total cost of \$29,700.00; and

**NOW, THEREFORE, BE IT RESOLVED**, that the Town Supervisor is hereby authorized to enter into an agreement with MH Professional Engineering for "Maalwyck Park Improvement Project, Phase 2" electrical and architectural design services at a cost not to exceed \$29,700.

**Ayes:** Councilmen Aragosa, Godlewski, Councilwoman Wierzbowski and Supervisor Koetzle

**Noes:** None

**Absent:** Councilman Pytlovany

**Abstentions:** None

**Motion Carried**

**RESOLUTION NO. 109-2019**

**Moved by:** Councilman Godlewski

**Seconded by:** Councilman Aragosa

**WHEREAS**, the Town of Glenville has been engaged in a multi-year, phased improvement project to upgrade facilities in Maalwyck Park in furtherance of the Town Parks Master Plan; and

**WHEREAS**, the Town issued an Request for Proposals (RFP) entitled “Maalwyck Park Improvement Project, Phase 2” on April 24, 2019 for electrical and design services; and

**WHEREAS**, Environmental Design Partnership, which prepared the RFP for the Town, reviewed the responses received by the due date of May 17, 2019 and recommends that the Town accept the bid of MH Professional Engineering as the lowest, complete and responsible bid; and

**WHEREAS**, the Commissioner of Public Works and Director of Human Services also recommend that the Town award the contract to the low bidder, MH Professional Engineering, at a total cost of \$29,700.00; and

**NOW, THEREFORE, BE IT RESOLVED**, that the Town Supervisor is hereby authorized to enter into an agreement with MH Professional Engineering for “Maalwyck Park Improvement Project, Phase 2” electrical and architectural design services at a cost not to exceed \$29,700.

**Ayes:** Councilmen Aragosa, Godlewski, Councilwoman Wierzbowski and Supervisor Koetzle

**Noes:** None

**Absent:** Councilman Pytlovany

**Abstentions:** None

**Motion Carried**

**Discussion...**

Supervisor Koetzle – “It’s been somewhat of a history of ours here now that we have been dealing with this addition at the senior center. We have gone out to bid on two other occasions. None of the bids were acceptable at the time. I’m hoping that we will get acceptable bids this time. This is an indication of at least closure of an idea that we had started to pursue on our capital needs and thought of trying to move the senior center, trying to sell the senior center. After more than a year of discussions on that it seems clear that it makes the most economic sense to stay in the senior center and make the addition particularly because of the \$200,000 project grant from the State of NY. This would give us the opportunity to go out to bid again and see what we can do to get that addition done this year.”

**RESOLUTION NO. 110-2019**

**Moved by:** Councilwoman Wierzbowski

**Seconded by:** Councilman Aragosa

**WHEREAS**, the Town Board of the Town of Glenville previously authorized solicitation of bids for an addition to the Glenville Senior Center, such authorization being based in part on receiving a \$200,000 project grant from the State of New York, and

**WHEREAS**, three bids were received by the 3:00 PM deadline on April 6, 2018, were opened publicly immediately thereafter and read aloud, such bids being duly recorded by the Town Clerk of the Town of Glenville, and

**WHEREAS**, project architect Synthesis Architects, the President of the Scotia Glenville Senior Citizens, Inc., and town of Glenville staff recommended rejection of all bids, and such rejection of bids recommendation was adopted by the Town Board by a resolution duly considered on May 16, 2018; and

**WHEREAS**, the Town and the Scotia Glenville Senior Citizens, Inc. have explored other options for funding and securing a site for a new Senior Citizens Center that would be large enough to accommodate all present and anticipated programs without success; and

**WHEREAS**, the Town and the Scotia Glenville Senior Citizens, Inc. now believe that the best course of action would be to re-bid the expansion of the Senior Citizen's Center on the existing site,

**NOW, THEREFORE, BE IT RESOLVED**, the Town Board of the Town of Glenville hereby authorizes the letting of bids for an addition to the Glenville Senior Center as previously designed.

**Ayes:** Councilmen Aragosa, Godlewski, Councilwoman Wierzbowski and Supervisor Koetzle  
**Noes:** None  
**Absent:** Councilman Pytlovany  
**Abstention:** None

#### **Motion Carried**

#### **Discussion...**

Amol Kapur, GE Corporate – The last time we chatted I walked you through the business case so I want to give you guys' two updates.

Last time we were talking about nine sites, around 27 megawatts across the county. It's now eight sites and 25.6 megawatts. We lost one site and it just so happens to be one of the Glenville sites, the Van Buren site. We always knew that was a challenging site, even working with your Planning Board. So we are opting to not pursue that as one of the sites. It's really one of the smaller sites in the portfolio, so you are really not losing that much.

When I spoke to you earlier the business case was around \$58,000 for Glenville specifically. That was really a function of a couple of things, credit value you would get would be worth around 10.7 cents, and you would pay us around 8.29 cents. We would allocate close to 2.4 million kilowatt hours because that is what you used and that is how we get to that \$58,000 number.

We have made some pretty significant changes with the underlying program that manages the community solar value program. Now the credit value that you are going to get for any of your accounts is 12.2 cents which is a pretty big lift from the 10.7 cents. We will still pay the 8.29 cents so now you will save per credit, per kilowatt hour that we allocate to you is roughly 3.9 cents. So that translates to, business case that's worth around \$103,000 - \$104,000. The other thing we did, Jason provided us updated numbers on your electrical usage, now we are calculating 2.6 million kilowatt hours.

So those are the two updates.

Councilman Godlewski – "Why the change as far as going from roughly \$50,000 to \$100,000, what brought that about?"

Mr. Kapur – There were a lot of things that happened over the past year with the program that NY is managing. Fundamentally do you guys remember me walking you through this concept of a demand meter and a non-demand meter? That concept still exists but now you get a certain credit based off of the type of bill you have.

It was very complicated, it was tough to explain, very tough to finance from an underwriting standpoint so they got rid of that component. There are still rules in terms of qualifying for a community solar project so demand or non-demand still matters but what they said was we will socialize or harmonize the credit so it doesn't matter if you are a demand meter or a non-demand meter you are only getting the same off.

Supervisor Koetzle – “So, Amol, this resolution would authorize me to sign the lease for the property which this would go on at our capped landfill, 25 acre site. This would allow us to be part of the County Consortium on the solar project that came out of the shared service meetings a couple of years ago. This would also authorize me to sign the utility credit purchasing agreement, which is the numbers you just spoke about that dealt with our savings.

So from here, if this passes, what is next in the process?

Mr. Kapur - Once we have a site control we will start to do a little more heavy lifting on the project. Right now we are finishing out the civil designs. We will work with NYSAC to get our permit approved to be able to build on the landfill. Then we will start construction strategy. This is the most complicated site of the nine. It's the largest, it's on a landfill. We run into three challenges, this site is going to have storage and the procurement time on storage is quite long. No one can commit to giving us a battery by fourth quarter, it looks like they are only getting one quarter. The second challenge is winter. We have to do our trenching work before the weather before it gets bad for our folks.

Supervisor Koetzle – “So as far as budgetary we are looking at a 2020 budget savings or 2021 actually.”

Mr. Kapur – “No, no not 2021. We are going to build most of these in 2019. I think the two landfills in Rotterdam and Glenville because they have storage will probably get pushed, at a minimum, one q 2020. I am assuming the safe answer probably spills over to 2 q 2020.

Councilman Godlewski – “I'm glad that we have gotten this far in the process. I want to thank Amul, Chris and Mike, everybody that's been a part of this. It's a great project. It gets a little complicated looking at the numbers but we are looking at doing something positive for the environment and that is fantastic.”

### **RESOLUTION NO. 111-2019**

**Moved by:** Councilwoman Wierzbowski

**Seconded by:** Councilman Aragosa

**WHEREAS**, the Town of Glenville owns a certain parcel of land commonly known as 156 Barhydt Road consisting of approximately 73 acres, of which approximately 25 acres constitutes the closed, capped former town landfill ; and

**WHEREAS**, in furtherance of a Schenectady County-Wide Shared Services Property Tax Savings Plan established pursuant to the New York State County-Wide Shared Services Initiative, the municipalities in Schenectady County agreed to create the Schenectady County Solar Energy Consortium; and

**WHEREAS**, by resolution duly adopted at the May 16, 2018 Town Board meeting, the Town Board of the Town of Glenville authorized the Town Supervisor to execute agreements to join the Consortium and to work with General Electric to identify sites within the town suitable for solar energy production; and

**WHEREAS**, thereafter GE Solar identified the closed landfill portion of the Barhydt Road town parcel (about 25 acres) as a potential site, prepared a site plan which was reviewed by the Schenectady County Legislature pursuant to the State Environmental Quality Review Act (SEQRA) which resulted in a Negative Declaration

regarding potential significant environmental impacts; and

**WHEREAS**, the GE Solar site plan was reviewed by the Town of Glenville Planning and Zoning Commission and received preliminary site plan approval with conditions; and

**WHEREAS**, the Barhydt Road site is currently zoned Rural Residential Agricultural which under the Town Solar Energy Law does not permit large scale solar energy projects, despite the fact that this site is a former landfill; and

**WHEREAS**, across the nation, former landfill sites are frequently chosen as sites for large scale solar energy production facilities due to the limitations on using the land for other purposes; and

**WHEREAS**, the Town Board of the Town of Glenville conducted a public hearing, pursuant to a public notice duly published, on January 2, 2019 at 7:00 PM at the Glenville Municipal Center at which time all persons wishing to be heard had an opportunity to address the Town Board on the governmental nature of the plans to develop a solar energy facility at the 156 Barhydt Road closed landfill site; and

**WHEREAS**, the Town Board considering the comments made at the public hearing and determined that the site should be exempt from zoning for the proposed use as a solar energy facility; and

**WHEREAS**, GE has formed a subsidiary as a separate limited liability company known as Schenectady County Solar Projects 2019, LLC ("the LLC") and proposes to lease the closed landfill portion (approximately 25 acres) of the town's property at 156 Barhydt Road for the purpose of designing, developing, constructing and operating a solar energy production facility ("solar farm"); and

**WHEREAS**, in consideration for the lease of the town's property, the LLC proposes to enter into a Utility Credit Purchase Agreement with the Town which would provide that the town can purchase utility credits for all of the town's electricity needs at \$0.0829 per kilowatt hour which credits will result in an amount of \$0.122 per kilowatt hour being credited to the Town's National Grid/Niagara Mohawk electricity bills (both demand and non-demand accounts), thereby providing the Town with a net benefit of \$0.0391 per kilowatt hour.

**NOW, THEREFORE, BE IT RESOLVED** that the Town Board of the Town of Glenville hereby authorizes the Town Supervisor to enter into the attached lease agreement with the LLC for the proposed solar energy facility proposed for the site known as 156 Barhydt Road in the Town of Glenville and the attached Utility Credit Purchase Agreement, subject to final site plan approval by the Town of Glenville Planning and Zoning Commission and final approval by NYS Department of Environmental Conservation; and

**BE IT FURTHER RESOLVED** that the Town Clerk be and hereby is directed to publish the attached Notice of Adoption of Resolution Subject to Permissive Referendum in the official newspaper of the Town in accordance with law.

**Ayes:** Councilmen Aragosa, Godlewski, Councilwoman Wierzbowski and Supervisor Koetzle

**Noes:** None

**Absent:** Councilman Pytlovany

**Abstention:** None

#### **Motion Carried**

Supervisor Koetzle asked for a motion to adjourn; motion to adjourn; Moved by Councilwoman Wierzbowski, Seconded by Councilman Godlewski, everyone being in favor the meeting was adjourned at 7:30 PM.



ATTEST:

---

Linda C. Neals  
Town Clerk