

Town of Perrysburg Planning/Zoning Board

Hearing Jan. 17, 2024

Timothy Daniel – special use permit for 11522 North Rd. to allow Seasonal Camping under Section 11 Special Exception Uses and subsection 11.04.20 Seasonal Camping Ground of Zoning Code.

Present: Jim Everetts, Rich Pecnik, Tom Howard, Lisa Towne. David Heckman, code officer.

Guests: See attached sign in sheet

Jim called hearing to order at 7:02 pm.

Zoning prohibits camping of this type at this time, so a special use permit is being requested.

Details include making an initial set of 10 seasonal campsite with no utilities. (no electric, water, sewer)

Camp area to be approx.. 1 mile back from road towards woods.

Solar streetlights, cameras, and contracts with campers to be included to enforce quiet use of campground.

Campfire circles

Comments:

From board, not enough information in application at this time. No problem with application except there is not enough details at this time.

Maria Steurnagel asked about if there will be another hearing on this request after more information is collected. Concerned if property would then be zoned as campground permanently. Code officer Dave Heckman stated that land reverts to previous zoning (rural) if owner changes.

Special permit does not allow special zoning changes beyond what is on the permit. Increased number of sites, changes such as water, sewer, ect. would be a new application and updated special permit.

With no further comments offered from the public, Chair Everetts closed the hearing at 7:17 pm.

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Hearing Jan. 17, 2024

New Leaf Energy Inc. has made application for a Special Use Permit for temporary Meteorological Evaluation Tower (MET) to be in place for 12 to 24 months at McBride Family Trust 1 at 10063 Peck Hill Rd. Perrysburg NY 14129. As per Local law #1 of 2009 Article XVI Wind Energy Conversion Systems (WECS) under Section 19.3 Permits (C) Application for Special Use Permit Section 19.12 Wind Measurement Towers (1,2,3)

Present: Jim Everetts, Rich Pecnik, Tom Howard, Lisa Towne.
David Heckman, code officer.

Guests: See attached sign in sheet

Jim called hearing to order at 7:18 pm.

Lydia Lake to make a presentation from the company New Leaf Energy, Inc.

Company investigating a single wind turbine on Peck Hill Rd. with no desire to add additional turbines.

Community energy to be used here with no grid, transmission lines

Can give town approx.. \$30,000.00 a year for allowing turbine.

Met tower to be up approx.. 2 years. No lights, just orange spherical reflectors

Trees to be taken down to create path to put up tower. No gravel, ect... for permanent road.

No impact to existing wetlands.

Questions, comments:

Jackie Swift asked height of tower (turbine) – 599 ft. Made statement: see attached* on special nature of natural area that should not be spoiled by industrial building.

Tim Mesch – Brought up concerns with a past experience he had with wind turbine companies. He states that he would not like to see structures placed on the McBride property due to the many aircraft that fly the area. Concerns related to bringing electrical lines up to the property as well.

David Swift – Opposes the special use permit with supporting local zoning law quoted. Feels this is not appropriate according to our existing zoning law.

Mark Twitchel- Has property nearby and mentioned the wind moratorium that was recently approved at the Jan. 8 Town Board meeting. Stated that permitting the met tower during the moratorium would be unlawful and unfair to any further companies interested.

Michelene Washy – concerned with interference by the tower with her cell phone, satellite tv, and her heart monitor? Will this affect our water table? Lydia Lake stated that the MET tower will not impact any of those services. Further, she stated that studies around the state have not shown any impact on any of

the services mentioned by turbines either. Water tables shouldn't be affected by any future turbine development as they will not need to excavate that deeply to interfere with water tables.

She asked if the met tower will stay up – no, it will be taken down after no longer than 2 years.

Brian Fitzgerald – The location of the monitor (met tower) will be where the turbine will go? Lydia stated that it is not exactly where the tower will go.

Kelly Hedges – Lives on Hooker Hill. Asked what will be next, after a Met tower, and potentially a turbine. Will this be expanded? Dave Heckman, code officer, stated that additional wind turbine installations are totally up to property owners, and not the Board.

Rich Pecknik – Stated that we as the Zoning Board only make a recommendation to the Town Board, and do not make this decision. The Town will not be able to do this either, until the County gets back to them.

Tim Mesch – What type of wind turbines will be put up? 599 ft.

Jackie Swift – asked more information about her company – has her company been around awhile? Lydia stated that there are decommission bonds in place that would take care of towers in the future when they need to be decommissioned.

Code officer stated that decommissioning costs (in our zoning law) need to be made more realistic towards covering increased

costs in the future, and the Zoning Board has been working on this issue for several months.

With no further comments offered from the public, Chair Everetts closed the hearing at 7:55 pm.

Recommendation to Town Board. Town Board must wait to hear from Cattaraugus County.