

Town of Perrysburg Planning/Zoning Board

Regular meeting- 2-8-23

Present: Jim Everetts, Lisa Towne, Tom Howard. Dave Heckman, code officer.

1. Updates from Dave Heckman. Omni Solar has a new contact person by the name of John McDonnough (sp). Contact requested to move solar project along, but Mr. Heckman noted the application has not been completed yet.
2. Board discussed the need for better filing of variances and hearing for ease in locating. Dave is filing property information (including variances, hearings) with properties.
3. Discussed model solar law further. Noted how it can protect the town and prime farmland from overdevelopment.
4. Noted that the Town Master Plan has been approved by the county.
5. Look at definitions for updated zoning code, draft of zoning districts, and the model solar law. Next meeting will decide approval of all three to be sent to Town Board for official approval to be put into town law.
6. Training Southern Tier West for zoning training in May. Members to consider going as a group.

Adjourn at 8:05pm Next meeting April 12 at 7:00 pm.....+

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Zoning meeting April 12, 2023

Present: Jim Everetts, Rich Pecnik, Lisa Towne, inspector Dave Heckman

- Opened meeting at 7:04 pm
- Read minutes from last meeting.
- Discussed variance template presented by D. Heckman. Decided to create a template from this official draft for consistency of operations.
- Board reviewed establishment of districts (zoning) for approval.
- Recommend to Town board zoning definitions (added) and update the zoning districts according to draft. (section 5) Motion made by Rich Pecnik and seconded by Jim Everetts. Vote all approved.
- Begin discussion of model solar law. Main points include:
 1. Decommissioning details must be lined out, and possible review on a bi-annual basis.
 2. Specific Bonds must be included in the Solar Law with flexibility to take into account inflation, ect...over time.
 3. Plan a work day to go page by page on the model solar law. Jim will contact absent members and we will schedule accordingly. All members to read model law closely to be able to edit for our Town's use.
 - June 14 at 7 pm is next scheduled meeting. Meeting adjourned at 8:05 motion made by Rich

Town of Perrysburg Planning/Zoning Board

Special meeting- 5-20-23

Present: Jim Everetts, Rich Pecnik, Richard Gernatt, Tom Howard, and Lisa Towne. Dave Heckman, code officer.

Guests: Dennis Parker

Meeting called to order: 9:06 am

Review and discuss Model Solar law to consider updating and adopting new solar law for Perrysburg in comparison to existing law.

Edits made according to board approval. Dave Heckman to make online changes and board to review for approval.

3. Appendix 4 (have attorney review.)

Meeting ended at 11:45 am

Next meeting to be June 14 at 7 pm

Zoning Meeting June 14, 2023

Present: Jim Everetts (chair), Tom Howard, Lisa Towne, Rich Pecnik, Dave Heckman (Inspector)

Guests: Dennis Parker

- Opened meeting at 7:00 pm
- Read minutes from last meeting. Rich moved to approve minutes and Tom seconded.
- Discuss edited variance template. Members approve of the template for use in our variance hearings.
- Discuss updated, edited solar law sent out by D. Heckman. Agree to have it reviewed by an expert in the field before submitting to County. (Attorney or Engineer possibly)
Discuss who to use such as Jake, Peter (land use attorney) or Drew Riley. Rich to contact someone on advisement fees and inform the Board before further action is taken.
- Discuss fee schedules for solar permitting. Recent Houghton training Rich and Jim attended stated there should be substantial fees to cover matters such as hiring an engineer for reviewing a permit. We will consider fees as taken under advise from the land use attorney or engineer we will consult with.
- Battery and storage law was briefly discussed. Dave will get some basic information to share with the board by the next meeting.
- Motion to adjourn by Lisa, seconded by Rich. All agreed.

Next regular meeting August 9th, 2023 at 7:00 pm

Town of Perrysburg Planning/Zoning Board

Regular meeting- 10-11-23

Present: Jim Everetts, Dick Gernatt, Tom Howard, and Lisa Towne,. Dave Heckman, code officer.

Guests: Dennis Parker

- Jim Everetts opened the meeting at 7:00 pm.
- Reviewed minutes from August meeting and hearing.
- Discuss re-issue of variance for Tim Mesh. He lost his copy of the variance to run a business in a residential area due to fire.
- Jim brought up contacting Peter Sorgi to review our updated solar law. Rich is the contact person and he is absent at this meeting. The grant time frame has passed, so we lost the funding to pay him. He may do it pro-bono. Wait to hear from Rich.
- Solar law is lacking battery storage and that is one area that needs reviewed by an expert due to hazardous risks involved with batteries.
- Discussed wind zoning laws.
- Work meeting to discuss wind and solar updates that are to be scheduled for Nov.
- Next meeting scheduled for Dec. 13th at 7:00 pm.
- Set meeting dates for 2024 as follows:

Feb. 21, April 17, June 19, Aug. 21, Oct. 23, and Dec. 18. All meetings are third Wednesday of the month at 7:00 pm

- Meeting closed at 7:50pm. Motioned to adjourn by

Town of Perrysburg Planning/Zoning Board

Regular meeting- 12-13-23

Present: Jim Everetts, Tom Howard, and Lisa Towne, and Rich Pecnic.

Guests: Tim Mesch, Randy, Dennis Parker

J. Everetts opened the meeting at 7:00 pm.

- Received an example of Lewis County Solar law from Randy for review to inform our law which in the process of being edited.
- J. Everetts directed L. Towne to write a document stating Tim Mesch has compliance for a business on Peck Hill. Send to Tammy Utley to be filed and mailed to Mr. Mesch.

Tim Mesch 10100 County Line Rd. 58, Perrysburg, NY
14129

- J. Everetts mentioned that a Fran Valone has complained about Randy Brown's building on Rt. 39. He claims it is too close to the property line.
- Schedule a hearing for Jan. 17, 2024 in regard to a temporary Meteorological tower for 12-24 months for a Lydia Lake in Latham, NY. Tower is to be on Jim McBride's property on Peck Hill.

- Town zoning law needs revamped. D. Heckman working on this and no updates can be made at this time due to his absence.
- Next meeting will be with the hearing Jan. 17 for the Peck Hill Met tower. Next regular meeting will be Feb. 8, 2024.

Meeting closed at 7:55 pm. Motioned to adjourn by Tom Howard.