

**VILLAGE OF PERRY  
PLANNING BOARD MEETING MINUTES  
AUGUST 4, 2022**

PRESENT:	Brian Parker	Chairperson
	Tim Cipolla	Member
	Todd Mack	Member
	James Reynolds	Member
	Terri Humberstone	Alternate
	Don Roberts	ZEO
	Christina Slusser	Zoning Secretary
ALSO PRESENT:	Tim Fuest	Applicant, New Testament Church
	Ram Shrivastava	Larsen Engineers
	Nathan Knapke	Genie Solar Energy
	Roger & Melanie Hubbard	Village Residents
ABSENT:	Dana Grover	Alternate

Chairman Brian Parker called the meeting to order at 6:30 pm and led in the pledge to the flag.

ACKNOWLEDGE RESIGNATION OF PLANNING BOARD MEMBER BRIDGET GIVENS

Ms. Givens submitted her resignation on May 19, 2022. A resolution was approved by the Village Board on June 6, 2022. This leaves an opening on the Planning Board. The current alternates are not interested in transitioning to members. Chairman Parker sold his house and is moving out of the village. He is unsure about his future with the Planning Board.

MINUTES

Minutes for March 3, 2022 and April 7, 2022 were presented. James Reynolds made a motion to accept the minutes for March 3<sup>rd</sup> which was seconded by Todd Mack and carried with the following vote:

Ayes	5
Nays	0
Abstain	0

Terri Humberstone made a motion to approve the minutes for April 7<sup>th</sup> which was seconded by James Reynolds and carried with the following vote:

Ayes	5
Nays	0
Abstain	0

PRELIMINARY SITE PLAN REVIEW – 7080 STANDPIPE RD.

As advertised on July 14, 2022, application was submitted by Tim Fuest on behalf of the New Testament Church to install a stone pad and place an office trailer at 7080 Standpipe Road. The trailer would serve as offices for Head Start, a day care that will operate out of the church. No one would be able to see the trailer from the road. Head Start has a probationary period for 1 year, at which time the program will be re-evaluated at this location. If entering into a longer contract, the plan would be to build on to the existing structure.

The trailer will be rented and will have skirting around it. The church will need to provide water and sewer services. O'Brien's will do pump outs. The trailer would be used by transportation workers for Head Start. It would serve as administrative space for employees planning bus transportation and doing home site visits. Buses will be onsite during the day, but not parked overnight.

The Hubbards, as neighbors to the church, expressed their concern with the look of a trailer that would be seen from their back yard. The possibility of using space inside the church or other commercial office spaces in the village was brought up. The church does not wish to offer space inside the existing building because it is used for other community events – other groups utilize the church space as well.

If a permit is granted, the church would be allowed to keep a trailer there forever. The board could set conditions for time constraints or for example, once the proposed addition is built, the trailer must be moved.

Per the applicant, the plan would be to add a permanent addition to the church to accommodate enough office space if all goes well in the first year. The church is planning for the trailer to only be temporary and does not wish to inconvenience the neighbors.

Todd Mack made a motion for preliminary approval of a stone pad and office trailer at 7080 Standpipe Road with the conditions that the trailer is solely used for the purpose of the Head Start Program with a limit of 2 years and for referral to the Wyoming County Planning Board. Tim Cipolla seconded the motion and it was carried with the following vote:

Ayes	5
Nays	0
Abstain	0

PRELIMINARY SITE PLAN REVIEW – 200 N. MAIN ST.

A full application was submitted by Perry Community Solar for Ground Mounted PV Solar Distributed Generation (solar panels) at 200 North Main Street. Ram Shrivastava of Larsen Engineers and Nathan Knapke Genie Solar Energy were present to speak about

the project. The location of the proposed commercial solar project is behind the old Champion plant in the M-1 district. There is not a lot of specific zoning regulations in the zoning law that deal with large solar projects.

Mr. Shrivastava stated that the power produced will be connected to the grid (national power companies) and actual users are starting from the building itself. They want the power to be close to customers. It was confirmed that the power company is able to handle the power that would be produced and this site was picked based on looking at the initial capacity. The land would be leased and ground mounted solar panels would be placed. The panels have a 25 year lifetime and are designed to have very low impact. Larsen Engineering will do environmental studies to ensure it will not impact wildlife, stormwater, etc. The panels do not generate noise or heat.

A SEQR review was submitted and an EAF will be filed. Some amendments to SEQR regulations have exempted from needing a full EAF review. It will be a type 2 action. There are advantages to the community because anyone would be able to purchase the energy. The panels will connect to a substation in the village, at the end of Stanton, and customers would receive a credit on their bill resulting in cheaper energy.

General complaints from other public hearings held are that people don't like looking at solar panels. This location would have very minimal impact visibly. It is expected to take about 4-5 months for construction. There is a recycling plan for the panels at the end of their useful life.

Todd Mack made a motion for preliminary approval of the solar project at 200 N. Main Street which was seconded by James Reynolds and carried with the following vote:

Ayes	4
Nays	0
Abstain	1

#### **RESOLUTION SETTING THE VILLAGE OF PERRY PLANNING BOARD MEETING SCHEDULE**

**BE IT RESOLVED**, that the Village of Perry Planning Board meetings will, from September 1, 2022 until May 4, 2023, be held at 6:30pm on the 1st Thursday of each month at the Perry Village Hall, 46 North Main Street, Perry, New York; and

**RESOLVED**, special workshops may be called as required and allowed by Village Law; and

**RESOLVED**, notice will be advertised for all Public Hearings prior to the Hearing date where applicable; and

**RESOLVED**, that the minutes of the Planning Board meetings shall be made available to the public after approval by the Planning Board at the next regular meeting and will be posted on the Village’s website within 7 business days after approval; and

**RESOLVED**; that the Village Clerk is hereby directed to post the Planning Board meeting schedule on the official bulletin, on the Village website, and to provide a copy of the schedule to the local media.

Motion to approve the resolution setting the Planning Board Meeting Schedule was made by James Reynolds, seconded by Tim Cipolla, and carried with the following vote:

Ayes	5
Nays	0
Abstain	0

OTHER BUSINESS

COMPLETE STREETS

The Complete Streets Policy, which was approved by the Planning Board, will be presented to the Village Board. The Planning Board expects comments and hopes the policy will be passed within the next month.

UPCOMING PUBLIC HEARING

Breezeway Barns at 151 N. Center Street, made a small revision to their previously approve site plan. On the backside of the existing pavilion, a 12x18 bump out will be added. They will also add an ice-skating rink and a fire pit. The Zoning Enforcement Office already referred the plan to the Wyoming County Planning Board. The Planning Board will hold a public hearing on September 8, 2022.

The meeting planned for September 1, 2022 will be cancelled to allow for comments from the Wyoming County Planning Board. The next meeting, which will include 3 public hearings, will take place on September 8<sup>th</sup>.

Respectfully submitted,  
Christina Slusser, Zoning Secretary