

**TOWN OF BARRE
PLANNING BOARD
APRIL 18, 2023**

CALL TO ORDER: The board met at the Town Hall and the meeting was called to order at 7:15 pm by co-chair Mr. Keeler.

BOARD MEMBERS PRESENT

Tom Keeler	Wes Miller
Jean Depatie	Kurt Dudley
Stephen Harling	Kirk Mathes
Jean Peglow	

EXCUSED BOARD MEMBERS

Anna Shuknecht (Alt.)

Others present: Sean Pogue

I. APPROVAL OF MEETING MINUTES

Mrs. Peglow made a motion to approve the March regular meeting with no changes. Motion was seconded by Mr. Harling and carried. (7-0)

II. NEW BUSINESS

There is not any new business at this time.

III. OLD BUSINESS

Discussion took place regarding the survey. Mr. Keeler and Mr. Miller had met prior to the meeting coming up with some considerations to present to the Town Board:

1. The town has a major wind energy project about ready to start and several solar projects which from what I understand will be starting in 2023 or 2024.
2. A comprehensive plan (also called a master plan or comprehensive development plan) is a document prepared for a community which establishes an overall plan and recommended actions relevant to the current and future needs of the area. This plan should be developed by a professional with experience in the field.
3. The new energy project has been a controversial topic in the town. During the process, on many occasions planning board members were challenged with having a conflict of interest. I was personally questioned about my involvement and the fact that I had

potential for personal gain. Asking planning board members to provide input without a professional's guidance is asking for a problem.

4. The last time the planning board updated the plan it took 4-5 years. In today's environment that is excessive and will put the town at risk for potential litigation if a project is proposed during the revision.
5. The wind energy project has put our town in a new category, and it is critical that a firm with experience and knowledge analyze all the data and provide a carefully detailed plan for the future of our town.
6. The Town of Barre Planning Board would be more than happy to work with the consultant to help develop the update of the comprehensive plan for the benefit of the town residents.
7. The survey process is an important first step in the update and similar case history should be used to develop the questions. Other towns that have had wind towers who have updated the plan recently should be researched.
8. A zoning regulation that is not adopted in accordance with a comprehensive plan is vulnerable to a court challenge. The town needs a professional educated in the field to review the zoning laws and comprehensive plan to confirm consistency.
9. Apex Clean Energy is a publicly traded company with over 125 million in revenue per year. Apex is developing, constructing, and operating in more than 15 states with over 350 employees. The investors of Apex want to work with communities that are educated on the laws of land development and zoning and the taxpayers in the Town of Barre deserve the same.
10. The town has a new attorney who has an obligation to provide guidance consistent with the laws of New York. As leaders of the town, it is our obligation to provide the town attorney with the tools to defend if needed. Those tools are a comprehensive plan and a zoning that are consistent and carefully reviewed by a professional educated in the field.
11. Based on these facts the town should hire a consultant to update the comprehensive plan. Multiple state agencies have grant money available for this.

Resolution 7-2023

Introduced by: Steve Harling

Seconded by: Kurt Dudley

WHEREAS the letter written by Mr. Keeler and Mr. Miller about the comprehensive plan and survey was reviewed and discussed

NOW THEREFORE be it resolved to send the letter to Sean Pogue

UPON ROLL CALL VOTE:

Mr. Keeler – Aye
Mr. Miller - Aye
Mr. DePatie – Aye
Mr. Dudley – Aye
Mr. Harling – Aye
Mr. Mathes – Aye
Mrs. Peglow – Aye

The resolution passed.

LaBella Associates was mentioned as a possible agency/firm to help with the survey. However, there are other firms.

Resolution 8-2023

Introduced by: Jean Depatie
Seconded by: Kirk Mathes

WHEREAS Mr. Keeler and Mr. Miller will be reaching out to a couple firms who can hopefully attend our next planning board meeting with the goal to have them provide information about comprehensive plans they have done for other towns similar to Barre

NOW THEREFORE be it resolved to have Mr. Keeler and Mr. Miller contact such firms

UPON ROLL CALL VOTE:

- Mr. Keeler – Aye
- Mr. Miller - Aye
- Mr. DePatie – Aye
- Mr. Dudley – Aye
- Mr. Harling – Aye
- Mr. Mathes – Aye
- Mrs. Peglow – Aye

The resolution passed.

IV. COMMUNICATION

ORLEANS COUNTY PLANNING BOARD

February meeting:

- Town of Albion’s request for Special Use Permit and Site Plan Review for 3 additional self-storage facility on West County House Road was approved
- Town of Kendall’s request for Area Variance, Special Use Permit, and Site Plan Review for a farm labor housing project on Norway Road
 - Area variance was approved with the Orleans County Health Department to issue the permit and/or approval per SEQR comments, make sure the house is up to New York State Building Code standards
 - Special Use Permit and Site Plan Review was approved saying the permit runs with the property and not by ownership and as per Town of Kendall’s zoning, the special use permit has a term of 3 years.
- Village of Holley’s request for Amendment to Zoning Map (from 2008 to 2023) was returned due to the Comprehensive Plan needs to be updated first.
- Quorum policy update was discussed

- Update on members making motions (main seat vs. alternate seat) was discussed
- Motions nominating chairman and vice chairman from January 2023 meeting needs to be rescinded
- Resolution of Brian Napoli for chairman was approved. Resolution of Dan Strong for vice chair was approved
- Household hazardous waste collection day will be August 12th.
- There will be an in-person training session in June located at HOAG Library including Niagara County officials as well. Topics from last year were mentioned. This year's topics will need to be decided upon. Discussion will take place next month.

The March meeting was canceled.

V. ADJORNMENT

Mr. Depatie made a motion to adjourn the meeting at 7:52 pm; seconded by Mr. Miller and carried (7-0).

Lee A. Preston, Clerk