Planning Board Minutes – September Monthly Meeting

September 21st, 2026 meeting was held in the Town meeting room at 56 Geneva St, Dresden NY and called to order at 7:05PM by Chairman George Dowse

Present: Chairman George Dowse, Floyd Hoover, James Warner, Chad Nelson, Desiree Dawley

Others present:, Mike & Kate Kiele, Grant & Linda Downs, Doug Perschbacher. Ray Shirk Jr. Ellen Campbell, Gary McIntee, Tim Dennis, David Dawson Elli.

August Minutes- Motion by Chad 2nd Floyd to approve the August minutes carried by all.

Lot Line Adjustment, Applicant: Kevin Anderson, Address 1127 Ridge Rd, Penn Yan, NY 14527. Site address: Same. Applicant proposes to move a lot line to add 1.79 acres from 21.23 acre parcel (Tax map ID 29.03-1-3) to Tax Map 29.03-1-2.
Mr. Anderson stated he would like to have all his buildings on main lot his residence so therefore need to move the lotline to accommodate this.
Motion by Jim 2nd Chad to approve the lotline adjustment at 1127 Ridge Rd. Carried by all.

Area Variance AV 26-5, Applicant: Douglas Perschbacher. Address 2309 Long Point Cove Rd., Penn Yan, NY 14527; Site Address: Same. Tax Map 52.83-1-7. Applicants propose constructing a 24' x 24' carport/garage requiring an area variance to allow a 5' side lot setback. Code requirement is 10'.
Mr. Perschbacher has moved here year-round and needs more storage. Due to the steep slope behind the proposed site, he will need to construct on a level surface adjacent to house needing requiring an area variance for the setback. As this is a private ROW it does not need to meet town setbacks from the roadway. He has spoken with adjacent neighbors who share ROW and both are on board with project.
Motion by Floyd , 2nd by Chad to recommend approval of AV 26-5 to the ZBA, Carried by all.

Area Variance AV 26-4, Applicant: Raymond Shirk Jr. Address 1790 Stiles Rd, Penn Yan, NY 14527; Site Address: 788 State Rt 14, Penn Yan, NY 14527. Tax Map 19.04-1-3.22. Applicant proposes to construct a 40'x 80' pole barn requiring an area variance to allow a building height of 19'-4". Code limit is 14'.
Mr. Shirk needs a height variance to repair small construction equipment needs at least 16' for clearance. This is an 36% height area variance request.
Motion by Floyd 2nd Jim to recommend approval of this AV 26-4 to ZBA, carried 3 Ayes -0 Nays George and Chad abstained the vote.

Special Use Permit SUP26-3, Applicant: Raymond Shirk Jr. Address 1790 Stiles Rd, Penn Yan, NY 14527; Site Address: 788 State Rt 14, Penn Yan, NY 14527. Tax Map 19.04-1-3.22.
Mr Shirk proposes to operate a business doing skid loader and small construction equipment repair and sales. he will have no more than 6 pieces of equipment for sale parked at roadside near Rte 14. He will be sole operator, open Monday – Saturday 7am-5pm

Asked about floor drains, he will not have any installed.

Floyd's motion to recommend approval of Special Use application 26-3 to the ZBA, was 2nd by Desiree, Carried- 3 Ayes 0 Nays, George and Chad abstained the vote.

Data Center Zoning Regulations. The Town Board has requested PB to create zoning regulations for Data Centers. George thanked attendees that have sent him accurate documented facts on data centers.

Discussion on Town of Dryden Data Center and Crypto Mining Law one adopted and one from December still in draft. George remarked that the definitions were very clear..

George received a large packet of information from Samantha Keys on Infrasound. They will use the gathered information to help draft the zoning regulations.

Ellen Campbell of Arrowhead Beach would like the Planning Board to call for a Moratorium. George explained that the Planning Board has been asked to draft a law on Data Centers regulations, it is the Town Board that enacts a Moratorium, which is a Town Law.

Dr. David Dawson Elli attended and spoke on points in the Data Center documentation he sent to the board. Referring to his document he spoke on use tables, sound, air and water cooling.

Gary McIntee spoke on the Data Center regulations, while drafting the regulations they should keep it simple, and keep it focused.

Dwight James suggested the size and location allowed be also listed in the law.

There being no further business before the board. Motion to adjourn Floyd 2nd Desiree carried at 8:42PM.

Respectfully submitted,