

Town of New Bremen
Zoning Board of Appeals
January 23, 2024
6:00 PM

Minutes

Board Members Present: Jessica Clemons, Jon Roes, McKenzie Lehman, Casandra Buell

I. Roll Call

- a. Chairwoman Jessica Clemons called the meeting to order at 6:00 PM.

II. Public Hearing

III. General Public Comments

IV. Old Business

V. Correspondence

VI. New Business

a. Introductions

Casandra introduced Jon Roes as the new Town of New Bremen Zoning Board of Appeals board members. Tim Lee will be moving over to the Town of New Bremen Planning Board, which now has an adequate number of members and can be officially formed.

b. ZBA Training

Casandra will be coordinating a training session for both the ZBA and Planning Board, along with the Tug Hill Commission. The date is tentatively scheduled for March to give the Planning Board time to get set up and have their first meeting.

c. Review Zoning and Comprehensive Plan

i. Highlights of 2023 Town of New Bremen Zoning Law Updates

Casandra explained that the 2023 Town of New Bremen Zoning Law combined the existing local law with the 2021 solar law and also included some changes. The setbacks have increased, and there is now a limit on large-scale (20 megawatts and larger) solar projects. One megawatt is approximately 50 acres in size. A maximum of 150 acres of large-scale solar projects are allowed in the Town of New Bremen, per the updated law.

ii. Review of Existing Comprehensive Plan

The Town of New Bremen's Comprehensive Plan was last updated in 2010. A copy of this can be found at lewiscountyny.gov under Municipal Land Use Laws – New Bremen. Casandra encouraged the ZBA board members to read through this and familiarize themselves with it.

The ZBA has the ability to work with the Planning Board to update the Comprehensive Plan. To do so, Casandra recommended going through the Tug Hill Commission, as they are able to provide assistance at no cost. To assist with the changes, surveys can be sent to residents of the Town of New Bremen for their opinions on different matters. The Planning Board can approach the Town of New Bremen Council to recommend an updated Comprehensive Plan and/or changes to the law.

The Comprehensive Plan and local law can be updated to include zoning districts throughout the Town. Thresholds and setbacks can also be updated for solar projects; however, Casandra encouraged any changes to the solar requirements to not be overburdensome.

VII. Adjournment

Meeting adjourned at 7:00 PM.