

Perrysburg Town Board

Minutes of the Regular Monthly Meeting of the Town Board, Town of Perrysburg, Cattaraugus County, NY, May 11, 2026 at the Town Hall

PRESENT: Dennis Parker, Town Supervisor • Randy LaChausse, Councilman • Michael Sternisha, Councilman • Mary J. Stuhr, Councilwoman • Christopher Trybus, Councilman

ALSO PRESENT: Tamara A Utley, Town Clerk
Dan Stang, Highway Supt.
Debra Ritz, Attorney for the Town
Jim Everetts, Planning/Zoning Board Chairman
Dick Gernatt, Planning/Zoning Board member
Corrine Brath, Wendel Engineers (Town Consultant)
Andrew C. Reilly, Wendel Engineers (Town Consultant)
Diana Konik, Phillips Lytle
Sydney Rosensaft & Chris Mavity, UGE
Ian Forbes
Tim Mesch
Joe and George Furlet
Brittany & Brandon Ivett
Sean Burke & Cassandra Conklin
Ron Brennan *6:18pm

Supervisor called the meeting to order at 6:00 p.m. with the Pledge of Allegiance

UGE SOLAR PROJECT – Heard from Drew Reilly who explained the draft Full Environmental Assessment Form (FEAF) Part 2, the draft supplemental information to the Full Environmental Assessment Form (FEAF) expanded part 3; there was discussion about the first draft recommendations for conditions of the required special use permit (SUP); discussion about a host community agreement.

Question and answer session

Following discussion, the Town Board has scheduled a Special Board meeting for Wednesday, May 20th at 6:00 pm at the Town Hall to discuss the proposed SUP and proposed host community agreement as it relates to this solar project. The Board will provide Wendel Engineers with their recommendations within two weeks from this evening's meeting

Motion by Supervisor Parker, seconded by Councilwoman Stuhr to introduce
RESOLUTION #15 OF 2026 – AUTHORIZATION TO WENDEL ENGINEERS TO PREPARE MATERIALS

BE IT HEREBY RESOLVED by the Perrysburg Town Board to authorize Wendel Engineers to prepare, for the Town, the resolutions to finalize the SEQR materials and Special Use Permit (SUP) with conditions for Town Board consideration and review

Motion by Councilman Trybus to table this resolution, no second

Motion by Supervisor Parker, seconded by Councilwoman Stuhr to adopt the resolution

PARKER – AYE STUHR – AYE LACHAUSSE – AYE
STERNISHA – AYE TRYBUS – NAY

Heard from Diana Konik who respectfully requested that the project move ahead based on the Town's Solar Law and the response by UGE.

UGE has sent two representatives (Sydney and Chris) to every Town Board meeting and Town Planning/Zoning Board meeting to address concerns and answer any questions relating to this project.

GOOD OF THE COMMUNITY:

- Perrysburg Volunteer Fire Company chicken BBQ 5/17/26 starting at 11:00am
- Councilman Trybus stated that he spoke with Sean & Cassandra Burke about trying to get grant money to do park improvements

MINUTES OF THE PREVIOUS MEETING: Motion by Councilman Sternisha, seconded by Councilman LaChausse to approve the April meeting minutes as presented

STERNISHA – AYE LACHAUSSE – AYE PARKER – AYE
STUHR – AYE TRYBUS – AYE

REPORTS:

Building & Code Enforcement Officer: Completed ten (10) inspections, \$842.41 for building permits in April and issued three (3) notices of violations on properties

Assessor's Report: Equalization rate is 100%; Vacant property assessments increased by six percent (6%) and residential values were increased by ten percent (10%); Property owners dissatisfied with their assessment can grieve it with the Board of Assessment Review (BAR) at the Town Hall on June 3rd from 4-8pm. The required form RP-524 is available on-line, at the Assessor's Office and at the Town Hall; Two (2) property transfers in March, they cannot be added to the Assessor's system until July 1st; sales information available at <https://www.cattco.org/real-property-and-gis/sales>

Water Dept. Report: All going good, nothing to report

Sewer Report: All going good, nothing to report

Highway Supt. Report: Trucks tore apart, preparing plows for paint; spring/storm damage completed; mowing lawns when possible, Town Park is too wet yet, picnic tables are out; repairing caved in cross pipes from heavy rains and the equipment using the roads for the Indian Hill Road project; Highway Superintendent strongly suggested the NYSDOT be notified by the Town as all roads leading into the Indian Hill Road project are local roads, approximately seven hundred sixty (760) loads have been hauled in taking a toll on all local roads and they are not done; helped Village of Gowanda with the Maltbie Road improvement project

Justice Report: For the month of April, Justice Dankert report nine (9) V/T cases, two (2) penal law cases and one (1) animal control case. \$1,211.00 reported to the State Comptroller

Dog Control Officer's Report: Fifteen (15) tickets issued for no license; one (1) ticket issued for dog at large, two (2) notices issued to dog owners to keep the dogs in the yard

Town Clerk Report: Collected \$1,713.20 for the month of April. \$1,044.08 was the town portion paid to the Supervisor

Supervisor's Report: financial report prepared by Doeren-Mayhew is on file in the Town Clerk's office

OLD BUSINESS

- Spectrum Cable TV franchise proposed renewal agreement – per Town Attorney Ritz, free basic cable would be offered at the Highway garage, Town Hall, Fire Hall; Town Attorney stated the Town would like more coverage townwide – Spectrum representative did not think that is something they could offer but discussions will need to be had. Table until next month
- Central water & sewer district rates – table until next month
- Storm damages – Dan Stang & Mike Sternisha walk through with NYMIR at the Highway Department property and the Town Hall; waiting to hear back
- Thatcher Brook tree issue – the County looked at the site and reported they saw no immediate threat with the downed tree; Councilman Sternisha believes this is all private property and stated that the Town should not be on private property to remove trees
- Request by Tamara Fabbiano for compensation for alleged damage to tire and rim due to her hitting a pothole on Prospect Street in March

Motion by Supervisor Parker to reject the request by Tamara Fabbiano any compensation for damage to vehicle including tire or rim, seconded by Councilman Sternisha

PARKER – AYE STERNISHA – AYE LACHAUSSE – AYE
STUHR – AYE TRYBUS – AYE

NEW BUSINESS

Introduced by Councilman LaChausse, second by Supervisor Parker:

RESOLUTION #16 OF 2026 – A RESOLUTION OF THE TOWN OF PERRYSBURG, NY ADOPTING THE 2025 UPDATED HAZARD MITIGATION PLAN

WHEREAS, the Town of Perrysburg recognizes the threat that natural hazards pose to people and property within the Town of Perrysburg and,

WHEREAS, the Town of Perrysburg has prepared a multi-hazard mitigation plan, hereby known as the 2025 Updated Hazard Mitigation Plan in accordance with the Disaster Mitigation Act of 2000; and

WHEREAS, the 2025 Updated Hazard Mitigation Plan identifies mitigation goals and actions to reduce or eliminate long-term risk to people and property in the Town of Perrysburg from the impacts of future hazards and disasters; and

WHEREAS, adoption by the Perrysburg Town Board demonstrates their commitment to hazard mitigation and achieving the goals outlined in the 2025 Updated Hazard Mitigation Plan

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN OF PERRYSBURG, NY THAT Section 1. In accordance with the adoption of this resolution by the majority of the Perrysburg Town Board, the Town of Perrysburg approves the 2025 Updated Hazard Mitigation Plan. This plan, approved by the community, may be edited or amended after submission for review, but will not require the community to re-adopt any further iterations. This only applies to this specific plan and does not absolve the community from updating the plan in five (5) years.

LACHAUSSE – AYE PARKER – AYE STERNISHA – AYE
STUHR – AYE TRYBUS – AYE

Introduced by Supervisor Parker, seconded by Councilman Sternisha

RESOLUTION #17 OF 2026 – DOG LICENSE FEE INCREASE AND REDEMPTION FEES INCREASE EFFECTIVE AUGUST 1, 2026

BE IT HEREBY RESOLVED BY THE PERRYSBURG TOWN BOARD to increase dog license fees as follows: the fee for a spayed or neutered dog shall be eight dollars (\$8.00) and the fee for an unspayed or unneutered dog shall be twenty dollars (\$20.00) BE IT FURTHER RESOLVED that the fees for any seizure and redemption of each dog shall be as follows: 1.) For the first redemption: \$50.00 plus the prevailing charge to the Town of Perrysburg for each day of impoundment 2.) For the second redemption within a year's time from the first redemption: \$25.00 plus the prevailing charge to the Town of Perrysburg for each day of impoundment 3.) For the third redemption within a year's time from the first redemption: \$35.00 plus the prevailing charge to the Town of Perrysburg for each day of impoundment

PARKER – AYE STERNISHA – AYE LACHAUSSE – AYE
STUHR – AYE TRYBUS – AYE

DCO Kathy Hagner submitted proposed draft local law to the Town Board for consideration – to hold landlords accountable for tenants harboring unvaccinated or unlicensed dog(s);

Due to questions by the Board – table until Councilman Sternisha has questioned DCO Hagner to obtain answers

BOARD MEMBER COMMENTS

Councilman LaChausse stated that he will contact MDA Engineers regarding new water meters

SPECIAL BOARD MEETING MAY 20, 2026 at 6:00pm

The Town Board will hold a special Town Board meeting on Wednesday, May 20th at 6:00pm for the purpose of discussion about the proposed Special Use Permit (SUP) and proposed community host agreement as they relate to the solar project application

on West Perrysburg Road. Town Clerk will publish meeting notice in the Dunkirk Observer as required

ABSTRACT #5 of 2026, Vouchers #170-205 – Audit of Claims

General Fund Townwide	A	\$ 19,510.04		
Highway Fund Townwide	DA	\$ 11,020.61		
Gowanda Prospect St. Water	GW	\$ 88.34		
Central Water	PW	\$ 1,301.90		
Street Lighting	SL	\$ 357.66		
Special Residential	SR	\$ 406.60		
Special Sewer	SS	\$ 984.45		
Versailles Water	VW	\$ 921.22		
Total:		\$ 34,590.82		

Motion by Supervisor Parker, second by Councilwoman Stuhr to pay all audited vouchers as presented

**PARKER - AYE STUHR - AYE
LACHAUSSE – AYE STERNISHA – AYE TRYBUS – AYE**

OTHER BUSINESS

Town Attorney Ritz suggested that the Town consider annual renewal for all special use permits issued in the Town of Perrysburg; Planning/Zoning Board Chairman Jim Everetts explained that a special use permit (SUP) was typically issued for a period of two years and automatically renewed unless the Code Officer found a violation.

Chairman Everetts requested clarification on owner in the SUP for the West Perrysburg Road Solar Project – is the “owner” the property owner or the business who owns the solar panels?

Highway Superintendent Stang reported that he had an employee leave at the end of April and a part-time employee who may not return due to medical illness; please let him know if anyone has an interest in these vacant positions

8:08pm Motion by Councilman Sternisha, seconded by Councilwoman Stuhr to adjourn

Respectfully Submitted,

Tamara A. Utley, Town Clerk