

Meeting Minutes
Zoning Commission - Town Of Hector
March 12, 2018

PRESENT: Linda Tikofsky, Larry Jaynes, Marty Conwell, Charlie Stevenson, Paul Bursic, David LaMoreaux, Mike Bergen, Kara Cusolito

ABSENT: Lori Welliver, Peggy Scott

PUBLIC PRESENT: Mark Smith, Carl Langenfeld, 1 Other

OTHERS PRESENT: Kristin VanHorn

LOCATION: Hector Town Hall

1)..CALL TO ORDER: P. Bursic at 7:00pm

2) PREVIOUS MINUTES: approved - motion by M. Bergen, seconded by L. Jaynes

3) 15-MINUTE PUBLIC COMMENT PERIOD: none

4) BUSINESS: Comments and Impressions from attendees of Southern Tier Central Planning workshop

C. Stevenson stated that he was informed at the workshop that meeting minutes should be posted within 2 weeks. Also, absent commission members are allowed to call in during the meetings, but are unable to vote unless they can also be seen, possibly via skype. He stated that SITE PLAN REVIEW is a process that should be looked into in more depth and possibly the Town's Comprehensive Plan should be updated.

P.Bursic said he received good advice at the workshop. He noted that 71% of Towns have zoning. NYSDOS Division of Local Government Services provides numerous publications related to Zoning and Land Use Planning. <https://www.dos.ny.gov/lg/publications.html#Planning> Publication, CREATING THE COMMUNITY YOU WANT: MUNICIPAL OPTIONS FOR LAND USE CONTROL, was one that he thought was very informative and recommended Zoning Commission members read it. https://www.dos.ny.gov/lg/publications/Creating_the_Community_You_Want.pdf

M. Bergen asked if training is a requirement of Zoning Commission members. K.VanHorn would look into this.

5) BUSINESS: Review Mission Statement

Final adjustments were made to the Zoning Commission mission statement and approved. Motion by L.Jaynes and seconded by L.Tifkofsky. K. Cusolito will provide P.Bursic with the approved mission statement in time for him to present it to the Town of Hector at their Regular Board meeting on Tuesday 3/13/18

6) BUSINESS: The Romulus based incinerator proposed project

P.Bursic asked whether a moratoria is the best approach to use at this time and noted that the Town of Hector might consider using other means as a way of responding to this project. He noted that the Town of Romulus has an immediate reason to impose a moratorium. It was agreed, that at this time, the zoning commission would forgo addressing the Romulus based incinerator project and possibly we provide more information to the Town of Hector at the Town of Hector Regular Board meeting on Tuesday 4/10/18. P.Bursic will present this information to the Town Council at the Town of Hector Regular Board meeting on Tuesday 3/13/18.

C. Stevenson stated that SITE PLAN REVIEW might be a process that the Town of Hector could use to manage land use. K. Van Horn stated that there might be an assumption, from New York State, that Towns using SITE PLAN REVIEW already have zoning regulations and that they work in conjunction with each other as tools when reviewing project or land use development. K.VanHorn will inquire and clarify if SITE PLAN REVIEW is functional in Towns without zoning. A discussion took place as to whether or not the Town of Hector theoretically has a planning board currently in place. P. Bursic suggested the Zoning Commission review the

7) BUSINESS: Communication

L. Tikofsky stated she is working closely with the Town Council in regards to getting pertinent Zoning Commission information, including meeting minutes, posted on the Town of Hector's website <https://www.hectorny.us/>, as well as the Town of Hector's Facebook page <https://www.facebook.com/TownofHectorNY/>. Names of Zoning Commission members will soon be posted on various media sources. L. Tikofsky asked members to provide her with their names and any additional personal information they would like posted in these and other media sources.

M. Conwell stated he spoke with Haefele TV and was told the Zoning Commission would be able to use the free "public scroll" channel provided on Haefele's cable TV service. He will work with Haefele TV on creating an informative "public scroll" about the monthly meeting times and place of the Zoning Commission.

M. Bergen suggested using the online newspaper, Odessa File, to post Zoning Commission information <http://www.odessafile.com/>

L. Tikofsky suggested using town Post Offices to post Zoning Commission information

L. Jaynes suggested using bulletin boards in various restaurants to post Zoning Commission information

8) BUSINESS: Comprehensive Plan - Policy Statements, Objectives & Metrics

Natural Resources and Sustainability Policy Statement (page 23)

L. Jaynes talked about objective A [Pursue green technologies and energy conservation techniques to minimize the community's environmental footprint]. He pointed out the newly built solar farm in Beaver Dams, NY. He thinks it is ugly and takes up too much space and feels the Zoning Commission should have further discussions about this and other types of green technology.

L. Tikofsky - asked if there should be a distinction between smaller "individual" solar panel systems and larger "solar farms"

P. Bursic asked whether the concern over solar is how it affects the "visual" attributes of an area

K. Cusolito - stated that "aesthetics" are so objective and that we need to be careful moving forward.

9) BUSINESS: Synthesis of these reviews and comments: none

10) NEW BUSINESS:

K. Van Horn presented an option of utilizing the consulting services of the Southern Tier Central Regional Planning and Development Board (STC). <http://www.stcplanning.org/> She stated that STC might be able to assist us in completing our charge as a Zoning Commission. She noted that other Towns (Reading, Odessa, Catherine, Dix, Village of Montour) in Schuyler County have used STC in various ways with their municipal Comprehensive Plans and/or Zoning /Land Use Regulation development. K. Van Horn will discuss this further with Supervisor Alvin Whyte as well as Chelsea Robertson, Senior Planner (STC). P. Bursic stated that this option should be discussed further.

11) PUBLIC COMMENT & MISCELLANEOUS ITEMS:

M. Smith stated:

-the Zoning Commission is doing a fine job and that we are possibly "over worried as a group"

C. Langenfeld stated:

- Jessica Rodgers and Jane Ike have done a good job with the Town website and people should go to it for updated information.
- suggested the Zoning Commission utilize the letter to the editor and the public service page available on the Odessa File
- solar farms could be easily reversed back to agriculture land if that type of “green technology” falls out of favor. He views solar farms as “independence from pollution”
- building height restrictions should be the same throughout the whole Town as this would be a more fair approach

“other public person #1”

-asked: if the public is going to have a vote ?

-stated: “most people are afraid of change”, “zoning is not a good word”, “zoning should be a public vote”

7) ADJOURN:

motion by M. Bergen, seconded by D. LaMoreaux to adjourn at 9:15pm

NEXT MEETING: March 26th, 2018 7pm