

Meeting Minutes  
Zoning Commission - Town Of Hector  
March 26, 2018

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

**PRESENT VIA TELE:** Lori Welliver

**PUBLIC PRESENT:** Carl Langenfeld, Mark Smith

**OTHERS PRESENT:** Kristin VanHorn

**LOCATION:** Hector Town Hall

**1)..CALL TO ORDER:** P.Bursic at 7:02pm

**2) PREVIOUS MINUTES:** approved - motion by L .Jaynes, seconded by L.Tikofsky  
All In favor: Yeas: 8 Nays: 0 Abstain: 1

**3) 15-MINUTE PUBLIC COMMENT PERIOD:** C.Langenfeld noted that last meeting minutes have not been posted on website

**4) BUSINESS: Consideration of how best to structure meeting agendas, including public comment periods**

P.Bursic made note that a ZC member has brought up a concern over the structure of the public comment period(s) during our regular meetings. ZC concluded that the following structure would be appropriate:

5-Minute Public Comment Period [beginning of meeting]

10-Minute Public Comment Period [end of meeting]

Chairman, at his discretion, will decide whether or not to respond or engage in further conversation with the public during these public comment periods

L. Jaynes made a motion to institute this structure into our regular meetings, M.Bergen seconded the motion

All in Favor: Yeas: 9 Nays: 0

**5) BUSINESS: Report from meeting with Southern Tier Central Regional Planning and Development Board [STC]**

P.Bursic stated: he as well as K.Cusolito and M.Conwell met with Chelsea Robertson, senior planner with STC , for over 2 hours the week prior. M. Conwell provided the ZC members with copies of an informal work order proposal from Chelsea outlining the services STC could provide us in our efforts in fulfilling our charge. P. Bursic stated: we are not zoning experts and sees great value in what STC would provide to the ZC. In addition, P.Bursic stated: the \$5000 STC fee is very reasonable. K.Cusolito stated: she also feels the \$5000 STC fee is reasonable.

K.VanHorn stated: STC would be very helpful by providing zoning "language" that would be both appropriate to our Town as well as being enforceable.

K.VanHorn stated: Chelsea has been with STC for 8 years and has worked with the Towns of Catherine, Odessa, Montour Falls & Dix in numerous fazes of their land use plans.

M.Conwell stated: the importance of STC's staff having varying strengths in certain areas such as flood law, etc.

K.VanHorn stated: the work order proposal allows for STC to be present at (2) public meetings but the ZC should be able to contract with STC to be present at additional public meetings if necessary.

M.Bergen stated: he hopes that the public meetings remain constructive.

K.VanHorn stated: STC is a resource of great knowledge and expertise and asked if the ZC utilizes their services, we as a group are supportive of STC's efforts

P.Scott stated: the importance of looking out for the greater good of the Town of Hector

C. Stevenson stated: he recently spoke with the Town of Dix Supervisor and was told the zoning regulations were a disaster.

K.VanHorn stated: as a result of STC's most recent revamping of the Town of Dix's zoning regulations, their work load for Code Enforcement and Planning Board increased dramatically.

K.VanHorn stated: that The Town of Dix wants and encourages development in their Town but now there is a set process in place that everyone must comply with.

P.Bursic stated: he would rather work with “zoning experts” when trying to come up with what is best for the Town of Hector. He concluded that the ZC would wait to receive a formal proposal from STC before presenting it to The Town Council.

**6) BUSINESS: The Romulus based incinerator proposed project**

P.Bursic stated: Chelsea strongly recommended the ZC forget trying to utilize site plan review as a means to control development during our land use planning stages. She recommended the Town of Hector enact a moratorium while the ZC develops land use regulations. Chelsea stated that a moratorium, possibly 12 months in length, is much more effective than site plan review.

P.Bursic stated: the detail wording in such a moratorium would be left to the Town Council and Town Attorney

L.Jaynes stated: concerns of how a moratorium might adversely affect existing business’s.

K.VanHorn stated: the specific type of moratorium the ZC is addressing would not adversely affect these types of existing business’s

ZC concluded: a moratorium is preferred over site plan review.

C.Stevenson made a motion to have the Zoning Commission recommend the Town of Hector enact a moratorium as was written and read by P.Bursic. Seconded by D.LaMoreaux. All in favor: Yeas: 8 Nays: 1

**7) BUSINESS: Communication - None**

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

**Community / Transportation Policy Statement (page 29)**

P.Bursic stated: the point of these reviews is to get reasonably familiar with the Comprehensive Plan as a group

L.Jaynes stated: the speed limit on Rte 414 is always discussed and New York State makes the decisions regarding the speed limit.

K.Cusolito stated: at our meeting with Chelsea, we were told that zoning has no control over speed limits

M.Bergen stated: the importance of the volunteers that we have in the Town

D. LaMoreaux stated: the importance of clarifying signage

K.VanHorn stated: not everything in the Comprehensive Plan directly relate to zoning. She stated that the community character aspects within this section were more important than the transportation portion in relation to zoning.

K./VanHorn stated: septic systems are mostly dictated by the Dept of Health

**Land Use Policy Statement (page 33)**

K.VanHorn stated: zoning can ultimately control junk storage both new and pre-existing

L.Jaynes discussed: the affects zoning might have on managing growth via minimum lot size regulations

K.VanHorn stated: lot size regulations could be used to promote growth in certain areas over other areas

K.VanHorn stated: it is common to not utilize site plan review for single family houses but is often common for commercial development

M.Conwell stated: he was told by Chelsea that a typical Planning Board consists of 5-7 members and Zoning Board of Appeals consist of 3-5 members

**Agriculture & Farmland Policy Statement (page 37)**

K.VanHorn stated: the Town Of Dix has determined and mapped out “primary soils”

K.VanHorn stated: the importance of not concentrating on the past but rather look to the future

K.VanHorn stated: septic systems typically require 2 acres of land

K.VanHorn stated: if more than 1 acre of land is disrupted during any development, the NYS Dept. Of Environmental Conservation [DEC] would be required to get involved.

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

**10) NEW BUSINESS:**

**11) PUBLIC COMMENT & MISCELLANEOUS ITEMS:**

C.Stevenson brought up the Federal program - Incentive Zone

K.VanHorn stated: the Town Of Hector did not meet the qualifying criteria for this program

C. Langenfeld stated:

Off premise signage should addressed.

NYS Law allows 1 unlicensed vehicle per taxable property

Ag District farm land allows for temporary land protection since land owners can opt out of the AG District program

**12) ADJOURN:**

motion by M. Bergen, seconded by C. Stevenson to adjourn at 9:05pm

**NEXT MEETING:** April 9<sup>th</sup>, 2018 7pm