

ZONING COMMISSION

Meeting Minutes

April 9, 2018

PRESENT: Larry Jaynes, Marty Conwell, Charlie Stevenson, Paul Bursic, David LaMoreaux, Kara Cusolito, Peggy Scott

ABSENT: Lori Welliver, Mike Bergen, Lind Tikofsky

PUBLIC PRESENT: Hazel Wright, Jim Robbes, Jason Scarbrough, Carl Langenfeld

LOCATION: Hector Town Hall

1) Call to order: P.Bursic at 7:02pm

2) Previous Minutes: approved— motion from D.LaMoreaux, seconded by L.Jaynes
all in favor: yeas: 7 nays: 0

3) 5 minute public comment period

C.Langenfeld asked: what forms of communication are being used to make the public aware of the Zoning Commission

P.Burisc stated: Haefele TV and Observer Review

C. Steveneson stated: best way is word of mouth

C. Langenfeld stated: he had a copy of Hector signage law

H.Wright asked: how the Zoning Commission come about ?.

P.Bursic stated: The Town of Hector originally created a Comprehensive Plan in 2015. The Town then decided to conduct a more in-depth analysis of zoning after hearing concerns from town residents. The Town formed a Zoning Commission of 10 people from a public application process. The Zoning Commission is charged with submitting a report, including maps and regulations, to the Town at the end of our analysis. After submitting this report, the Zoning Commission is dissolved. At that time, the Town Board is left to take the Zoning Commission's recommendations further.

H.Wright asked: do town residence have a vote on zoning

P.Bursic stated: under law, the Town Board does not to have to take it to a public vote

4) Review formal proposal from Chelsea (Southern Tier Central Regional Planning and Development - STC) and decide whether or not to forward to Town Council for consideration at their next meeting (May).

P.Bursic stated: the formal proposal received from STC is essentially the same as the informal proposal. The formal proposal provides more information about the process and bios of the STC staff that will be involved in the process. The proposal states that STC could start in June

L.Jaynes stated: there needs to be more public meetings than what is in the proposal

K.Cusolito stated: she was impressed with the media avenues and extensive public outreach that STC has proposed. She feels that this shows they are sensitive to public awareness.

P.Scott stated: we should proceed by taking a step at a time and then act accordingly

K.Cusolito stated: there is significance in the wording "not to exceed" \$5000.00 fee

C.Stevenson stated: public is important, we need more than 2 meetings whether STC is present or not

P.Bursic stated: it is important to provide Town Council with an idea of what STC is going to cost if we have them conduct more than 2 meetings. The 1st public meeting appears to be too general and abstract considering the 2nd public meeting will provide a plan and maps

P.Scott stated: the STC proposal addresses the issue of more meetings and time on page 6 of the proposal

L.Jaynes stated: he is concerned over the general idea of the meetings and is unclear of the amount of public input that is within the proposal

K.Cusolito stated: there might be task sections within the proposal that the Zoning Commission could perform and thus reduce the cost of STC's work. For example, the press release and utilization of the Town's current website for STC updates etc.

M.Conwell stated: it appears obvious that more meetings will be necessary

D.LaMoreaux stated: more meetings are needed to cover the numerous geographic areas in Hector

C.Stevenson stated: he doesn't mind being helped but doesn't want to be led and the neighboring Towns that STC has worked with in the past are not as large as the Town of Hector

P.Bursic summarized: he will contact STC and find out the cost of additional meetings and ask if STC is willing to potentially utilize the strengths of the Zoning Commission in an effort to reduce the cost of the proposal. He hopes to be able to have this information available by the next Zoning Commission meeting and would like to be able to pass a resolution to Town Council so that they can vote on it at their meeting on Tuesday, May 8th.

5) Discussion by participants in the annual STC Leadership Conference held 4-5-2018 at Corning Community College.

P.Bursic stated: he attended and personally found it interesting but felt it lacked direct zoning commission implications. One topic presented, zoning of wireless facilities, could potentially be an area that the zoning commission might address.

6) Update on the communication initiative to make generally known the existence and functioning of the Zoning Commission to Hector residents.

P.Bursic stated: there was a news story about the Zoning Commission in the Observer Review newspaper. There is a continuous Zoning Commission informational ad shown on Haefele TV's community bulletin board station. The Town's website has Zoning Commission information. Facebook is still a possibility

7) Comprehensive Plan: Policy Statements, Objectives and Metrics

G) Economic Opportunities Policy (p.41)

Review and comment on Policy Statement

Review and comment on Objectives

P.Bursic stated: regarding objective C [maintain or increase the commercial and business tax base within the town], possibly there are areas (Hamlets) that need special attention to promote this objective. For example, municipal sewer can play an important role although might be very difficult to achieve.

L.Jaynes stated: where is the balance between preserving agriculture and development?

C.Stevenson stated: there are areas that need regulating and areas that don't need regulating

M.Conwell stated: if areas are zoned with no regulations initially, those areas could always be looked at for future regulations as needs developed

P.Scott stated: things have changed

C.Stevenson stated: regulations can have good intentions but can go too far

P.Scott stated: some might say that regulations have not gone far enough

8) New Business - Frequency of meetings?

P.Bursic stated: we are at a "cross roads" in our process until we know if the Zoning Commission will be utilizing STC's services. We should reevaluate whether or not we should continue bi-monthly meetings after the STC decision. The Zoning Commission will not meet on the 4th Monday in May in Observance of Memorial Day.

9) Miscellaneous Items and Public Comment per time available

J. Scarbrough stated: he is happy to be a public voice for land use planning to maintain what he loves about this area he lives in.

: growth is important, but how it grows is just as important

: thanked all Zoning Commission members for our efforts

C.Langenfeld stated: there has been significant change along the rte 414 water corridor and agriculture/farm lands along this water corridor are important

: NYS has subdivision rules but he is not sure Hector has given proper attention to them

: need to maintain tracks of land for future farming

H.Wright stated :change leaves her cold but is open to newer mindset

: would like her area to stay agriculture

10) ADJOURN: Motion by P.Scott, seconded by K.Cusolito to adjourn at 8:35pm

NEXT MEETING: April 23rd,2018 7pm