

# Zoning Commission

## Meeting Minutes

June 11., 2018

Present: Paul Bursic, Kara Cusolito, Lori Welliver, Charlie Stevenson, David LaMoreaux, Larry Jaynes, Martin Conwell, Mike Bergen, Peggy Scott

Absent: Linda Tikofsky

Other Present: Chelsea Robertson(STC), Stephanie Yezzi(STC), Kristin VanHorn (Schuyler County)

Public: Caroline Desarno

- 1) **Call to Order** 6:02pm by P.Bursic
- 2) **Previous Minutes:** approved - motion by L.Jaynes, seconded by L.Welliver  
Passed - Yeas: 8 Nays: 0 Abstain: 1
- 3) **5-Minute Public Comment:** none
- 4) **Introduction of STC consulting team members:** P.Bursic officially welcomed and introduced Chelsea Robertson & Stephanie Yezzi from STC to the Zoning Commission
- 5) **STC's outline:** C.Robertson reiterated that the upcoming zoning/land use process might take up to 18 months but STC will remain flexible and could add a month or two if necessary. C.Robertson mentioned that she would rely on other STC staff members that have expertise in specific areas of zoning/land use regulations such as Janet Thigpen, Flood Mitigation Specialist. STC will be present at the each first monthly Zoning Commission meeting. They will not be present at our second monthly meeting. C.Robertson said the four initial public meetings would primarily be used to inform the Town of Hector residents about what STC and the Zoning Commission are doing and acquire feedback from the residents and address concerns they might have. STC hopes to turn the Town Of Hector objectives outlined in our Comprehensive Plan into solutions via zoning/land use regulations. C.Robertson stated that our Zoning Commission will need to determine if these solutions are good for the Town of Hector. STC has a goal of providing a full zoning law, by their 3<sup>rd</sup> meeting, to the Zoning Commission for us to review and edit.
- 6) **Review of the Hector Comprehensive Plan in dialogue with STC:** C.Robertson & S.Yezzi handed out a document entitled "STC Comments on Town of Hector Comprehensive Plan". This document is included as an attachment. As indicated, the document reviewed the following Comprehensive Plan topics: Hamlet Revitalization, Residential Living, Natural Resources, Water Quality, Infrastructure, Transportation, Land Use, Agricultural & Farmland, Economic Opportunities. The first five topics were reviewed via STC's assumptions and solutions. The remaining topics will be reviewed at the next meeting with STC. STC provided their possible solutions. C.Robertson and S.Yezzi read through this document. Solutions that were discussed in more depth included historic preservation, minimum/maximum parcel size for development, overlay zone, multi-family housing, manufactured home parks, mother-in-law apartments, rental registry, shoreline protection, green technologies, cell tower co-location, incentive zoning, agriculture zoning, agriculture districts.
- 7) **Initial Public Meeting Sites and Dates to Confirm:** The following dates, times and locations were approved by the Zoning Commission and STC for the four initial public meetings

|         |       |                       |
|---------|-------|-----------------------|
| 8/21/18 | 6-8pm | Mecklenburg Fire Hall |
| 8/22/18 | 6-8pm | Hector Fire Hall      |
| 9/18/18 | 6-8pm | Searsburg Grange Hall |
| 9/19/18 | 6-8pm | Burdett Fire Hall     |
- 8) **New Business, miscellaneous items:** none
- 9) **Second Public Comment Period:** none
- 10) **Adjourn:** motion by C.Stevenson, seconded by L.Jaynes at 8:01pm