

# Zoning Commission

Meeting Minutes  
September 10, 2018

Present: Linda Tikofsky, Paul Bursic, Charlie Stevens, Larry Jaynes, Mike Bergen, David LaMoreaux, Martin Conwell, Peggy Scott

Absent: Kara Cusolito, Lori Welliver

Other Present: Kristin Van Horn (Schuyler Co.) Chelsea Robertson (STC), Stephannie Yezzi (STC)

Public Present: 2 people

- 1) **Call to Order:** 6:00pm by Paul Bursic
- 2) **Approval of Minutes:** Meeting minutes from 8/13/18 & 8/27/18 were both approved. Motion by M.Bergen, seconded by D.LaMoreaux Yeas: 8 Nays: 0
- 3) **5-Minute Public Comment:** public asked if the concept of zoning could be put out for a public vote. C.Robertson stated that NY State law dictates that this is not open for a public vote. She proceeded to explain the overall process that will be taking place - (4) general informational public meetings - (4) public meetings to explain and discuss the proposed zoning/land use regulations map - Zoning Commission to provide a final report to the Town of Hector Board - Town of Hector Board will then have (2) public hearings which will lead to a final vote from the Town Board on whether to adopt zoning/land use regulations.
- 4) **Public meeting site updates:** none
- 5) **Public Notices for Upcoming Informational Meetings:** M.Conwell and P.Bursic confirmed ads were placed in the approved news papers as well as Haefele TV community bulletin spot. D Lamoraux confirmed flyers were posted at Tony's, Dandy, Hector Wine Company and Two Goats. P.Bursic suggested that Zoning Commission members continue to spread the word on these upcoming meetings. He reiterated that social media is a great way to get the word out. C. Stevenson stated that Lindsay Wickham (NY Farm Bureau) provided a non-biased informational email to Farm Bureau members about zoning.
- 6) **STC's revised slide deck, review and list of takeaways from Mecklenburg meeting:**
  - Slide 4 was added (different regulations for different zones)
  - Zoning only regulates the Town of Hector, not the Village of Burdett
  - Need to clarify the difference between Agricultural Districts and Zoning for Agriculture
  - STEC will also expand on "What is Zoning?"
  - C. Robertson presented the FAQ's. This document was compiled from questions raised at the Mecklenburg meeting. STEC will continue to add to this document after each meetingand
  - will offer the revised version at each meeting. All agreed that FAQ's are valuable
  - Mecklenburg meeting observations: Participation was good; public was engaged. One issue noted was that there were too many people for maps to be used effectively. All ZC members who attended felt that the discussions around maps were valuable and that it was a good activity. Need a better explanation of the use of sticky notes. Dot exercise was deemed valuable.
  - P.Bursic stated that he believes we (STC and Zoning Commission) should include more discussions around the future of Hector in our presentations to the public. Zoning is about future development. He also stated that STC should present a clearer explanation of grandfathering as well as why zoning is not up for a public vote.

- 7) **New Business, miscellaneous items:**

-L. Jaynes raised question about the difference between Planning Board and Zoning Board of Appeals?

-C. Robertson: provided a brief explanation of these boards and the role of the Code Enforcement Officer

-Suggested training for a future ZC meeting: What are the various boards and how do they interact with one another

**8) 2<sup>nd</sup> public comment period:**

-Concerns about meeting times not being accurate; however, this is because of inaccurate information on

old town website. P. Bursic requested public to refer to new Town website.

-Comment: Recommendation to also run ads on Empire Cable TV, not just Haefele.

-Comment: Term “junk yard” is misleading. STC: NY property maintenance law governs ‘junk accumulation’. Code enforcement officer can define junkyard. Only two licensed junkyards in Hector.

-Comment from Public: Who elects Planning Board/ZBA members? Answer: These are appointed, not

elected. Board members are required to undergo training.

-Comment from Public: Why are we talking about zoning? Answer: Zoning discussions began after

concerns were raised about development along Rte 414.

-Comment from Public: If zoning goes through, could zoning be limited to 414? Answer: C. Robertson

stated Zoning would apply to the whole Town of Hector but there could be different zoning districts within the town.

**9) Adjourn: motion by M.Bergen, seconded by L.Jaynes at 7:25pm**