

# Zoning Commission

## Meeting Minutes

July 8, 2019

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

Absent: Mike Bergen

Others Present: Chelsea Robertson (STC)

Public: Chris King

- 1) **Call to Order:** 6:05pm by P. Bursic
- 2) **Previous Minutes:** meeting minutes from 6/10/19 were approved  
motion by L. Welliver, seconded by L. Jaynes  
Passed: Yeas: 9 Nays: 0
- 3) **Five Minute Public Comment:** none
- 4) **STC proposed agenda: Continued discussion of topics from the model law**

C. Robertson and the Zoning Commission continued review of the generic draft density chart and concluded that at this time we would lower the minimum lot size in the Rural Area (RA) district from 5 acres to 2 acres. The Zoning Commission felt comfortable with the other density minimums, maximums and setbacks. P. Bursic suggested we rename the Agricultural District (AE) to something more clear such as the Rte. 414 Corridor, Rte 414 District or Scenic By way District. C. Robertson agreed to change the name. The Zoning Commission also agreed to rename the "rear setback" minimums of Lake Front property to "lakeshore setback" or "setback from the lake"

C. Robertson stated: Mobile Home Parks are their own entity and are governed by New York State regulations.

C. Robertson confirmed: flag lots would be part of our draft zoning plan.

C. Robertson handed out a document entitled, Article 8 - Development Regulations. In general, the Planning Board and Code Enforcement Officer, in reviewing Site Plans and Special Use Permits shall be guided by the considerations and standards presented in this Article. Sections that C. Robertson and the Zoning Commission discussed included:

Lot Requirements

Street Arrangements and Access Design

Off Street Parking - parking space recommendation to be 10'x20' and not 9'x18'

Signs...to be continued

C. Robertson stated: NYS DOT would be very involved with anything built along NYS Rte 414.

C. Robertson stated: there have been numerous Supreme Court cases over signs. Zoning can regulate sign size and lighting and is unable to regulate content or color. Whether or not existing signs would be grandfathered in would be a decision made by the Town Board at time of adoption. Stormwater Management and Erosion Control will be discussed next meeting. The Town of Hector does have an existing sign law that will have to be taken into consideration.

### 5) New Business

D. LaMoreaux, steering committee member of the Town of Hector's Local Waterfront Revitalization Program (LWRP), stated that LWRP has established a designated area for this project from Seneca Lake shoreline to approximately 1000 feet east of NYS Rte. 414. C. Robertson stated that LWRP is not

zoning but rather a plan that provides beneficial recommendations for development that might occur within the LWRP designated area.

**6) Second public comment period:**

C. King expressed concern over the lack of information that is made available to the public. He also expressed concern over the timeliness of the information that is made available.

P.Bursic stated: currently the agendas and minutes are being made available to the public. The Zoning Commission does not find it appropriate or productive to release documents to the public that are still in the initial stages of a draft. He encourages the public to attend our monthly meetings.

C. King stated: it is challenging to stay up on what is going on and feels that many people are not aware of what is going on. He stated that the zoning decisions being made will affect more people than any prior decision made by the Town.

K.Cusolito stated: the Zoning Commission is still a long ways away from producing a strong comprehensive draft of what zoning might look like in the Town. It would be a disservice to present an incomplete draft to the public.

**7) Adjourn:** motion from P.Scott seconded by L. Tikofsky at 8:03pm.  
Next meeting Monday August 12, 2019 at 6pm