

Zoning Commission

Meeting Minutes

September 9, 2019

Present: Paul Bursic, Charlie Stevenson, Martin Conwell, Kara Cusolito, Larry Jaynes
David LaMoreaux, Linda Tikofsky, Peggy Scott, Lori Welliver, Mike Bergen
Others Present: Stephanie Yezzi (STC), Janet Thigpen (STC)
Public: Ed Gates

1) **Call to Order:** 6:00pm by P. Bursic

2) **Previous Minutes:** meeting minutes from 8/12/19 were approved
motion by M.Bergen, seconded by L.Tikofsky
Passed: Yeas: 10 Nays: 0

3) **Five Minute Public Comment:**

Ed Gates stated he has been farming in the area for 50 years and his overall concern is that farmland should be preserved.

Ed stated:

House lot sizes shall not be more than two acres

Houses should be close to the road

Low utility lines are a difficult for farmers

Underground utilities leak in spots and into farmer fields

Ditch water is a problem

Town should maintain an inventory of utility lines

Recognized streams should only have water pumped into them

Septic Systems not always good for farmer fields

Roadside ditches are not maintained

Ed provided a handout to all zoning commission members that listed the above ideas and concerns as well as others.

P.Bursic stated that some of the ideas and concerns were related to zoning and some not.

4) **STC Proposed Agenda:**

Janet Thigpen, CFM, STC's Flood Mitigation Specialist discussed various aspects of flood plain management, flood mitigation planning and erosion and sediment control. She used a model to assist with her presentation

Janet stated that The FEMA Flood Map Service Center is the official public source for flood hazard information produced in support of the National Flood Insurance Program. Private flood insurance is generally unavailable but is becoming more readily available in some areas. Towns are responsible for enforcing Federal and State flood plain standards within the FEMA established flood plain areas based on their local laws and building codes. NYS DEC is responsible for making sure the Town enforces the Flood Plain Regulations. The FEMA flood plain maps are not detailed engineered maps making them difficult to read. Towns can regulate new and substantial development within the flood plains. Pre-existing development within the flood plain is grand-fathered in. Development that diverts water and thus has the potential to cause problems may want to be looked at more closely by municipalities. Janet recommends the use of water management practices prior to water getting into the tributaries and then into the lake

1st managing water movement in its preexisting way – preserving natural resources

2nd reduce pavement

3rd green infrastructure retention

4th use ponds to compensate for large water volume

Janet provided 3 handouts entitled:

- Model Drainage System and Erosion Control Language for the Town of Hector
- Update and Clarification of Floodplain Development Standards – Recommendations for the Town of Hector
- New York State Department of Environmental Conservation Local Law for Flood Damage Prevention Instructions

Janet also stated:

-NYS DEC usually requires a permit to remove debris from a creek and it's important to maintain the creeks existing flow

-important to make sure streams do not overflow up stream and down stream

-towns can regulate what can be done on the land not what can be done on the stream...(ex. increase setbacks from waterways and require vegetation along them)

-important for Town to enforce flood plain regulations – flood plain regulations are enforced via building codes

-avoid passages over streams when possible

5) New Business – n/a

6) Second Public Comment – n/a

7) Adjourn 7:38pm motion from L. Welliver seconded by Kara Cusolito at 7:38pm