

Zoning Commission

Meeting Minutes

October 28, 2019

Present: Paul Bursic, Charlie Stevenson, Martin Conwell, Kara Cusolito, Larry Jaynes

David LaMoreaux, Linda Tikofsky, Peggy Scott, Mike Bergen

Others Present: Chelsea Robertson (STC), Stephanie Yezzi (STC), Kristen VanHorn (Schuyler County)

Public: Chris King, Audrey Mayette, Shawn Turbioy, Matthew Haynes

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

2) **Previous Minutes:** meeting minutes from 9/8/19 were approved
motion by L. Jaynes, seconded by D. LaMoreaux
Passed: Yeas: 7 Nays: 0

3) **Five Minute Public Comment:** N/A

4) **STC Proposed Agenda:**

C. Robertson handed out copies of the proposed 124-page Zoning Law to members of the Zoning Commission. Chelsea and the Zoning Commission reviewed the table of contents and discussed the importance of reading the proposed Zoning Law. She pointed out that the proposed Zoning Law now contains (3) Zones - Low-Density Rural, Mixed-Use and Lakefront. The Hamlet and Conservation Area zones have been removed.

We agreed that we are entering into the final stages of the Zoning Commission requirements and will employ STC's services for additional time needed. We estimate 6 additional meetings with STC. Once the proposed Zoning Law has been approved by the Zoning Commission, STC will provide guidance presenting the proposed Zoning Law at (4) public meetings throughout the Town of Hector. These public meetings will most likely occur after April 9, 2020 are part of the original contract the Town of Hector had with STC.

The Zoning Commission concluded that it is best to read the proposed Zoning Law individually by Zoning members and be ready to discuss strong concerns that we might have about the proposed zoning law. We also realized that flexibility in upcoming meeting schedule dates may be necessary do to the upcoming holidays.

The Zoning Commission addressed the fact that current member, Mike Bergen, will be leaving the Zoning Commission due to his recent obligations as Town Council member. Zoning Commission concluded that we would proceed without replacing Mike's position on the commission.

C. Robertson recommended that if Zoning Law was voted in, the Planning Board should be comprised of its own entity. She does not recommend the Town Board also act as the Planning Board. L. Jaynes asked about the workload affect that zoning would have on the code enforcement department. K. VanHorn stated that in general, most people follow zoning laws. In addition, the code enforcement department leans on the Planning Board for assistance and review.

The Zoning Commission acknowledged and corrected an error in the zoning law that did not allow gas stations. STC will make the change to the proposed zoning law.

5) **New Business** – n/a

6) **Second Public Comment** - Chris King stated the Zoning Commission should be careful in telling people what their property should look like. He also stated that documents the Zoning Commission reviews at the meetings should be available to the public.

S.Tubrioy stated that she felt that if the public took the time to come to the meetings they should have the ability to see the documents that the Zoning Commission is working on.

The Zoning Commission concluded that such documents would not be made available to the public at the meetings as these documents are working documents and would need to be reviewed and finalized by the Zoning Commission before releasing to the public. Releasing these documents prior would create confusion.

7) Adjourn: motion from L. Jaynes seconded by C. Stevenson at 7:44pm

Next Meeting: 11/11/19