

Zoning Commission

Meeting Minutes

December 10, 2018

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

Absent: Peggy Scott, Linda Tikofsky, Lori Welliver

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

Public: Lisa Dean, Chris King, public person #3 (unsigned)

1) **Call to Order:** 6:16pm by Paul Bursic

2) **Previous Minutes:** meeting minutes from 11/26/18 were approved - motion from D. LaMoreaux, seconded by

L.Jaynes Passed: Yeas: 7 Nays: 0 Abstain: 0

3) **Public Comment:**

C.King

Asked: does zoning make Hector more or less free?

Stated: zoning is bad for Hector

zoning is a rich vs poor issue

zoning is morally wrong

zoning is west Hector trying to protect themselves

Zoning Commission should not move forward with zoning plan

the best plan is no plan

public person #3:

Stated: It is Illegal for the Zoning Commission to have meetings without an ethics board

If continue will file a \$1,000,000.00 lawsuit

meeting should be adjourned and should not continue until an ethic's board is established

P Bursic will reach out to the Town for clarification, C.Robertson will look into

4) **STC proposed agenda:**

(1) STC provided the following documents:

-ARTICLE 9 - Conditional Uses

-ARTICLE 10 - Site Plan Approval for Conditional Use

The zoning commission spent a significant amount of time discussing the intent, authorization process,

standards, requirements, application and approval process of Conditional Use and Site Plan Approval.

STC and K.VanHorn stated:

- a conditional use permit is attached to the activity on a property (not on the life of the property) and

provides the Town with an extra level of review before a permit is granted

-a conditional use permit addresses use that falls between "what is permitted" & "what is not permitted"

-a conditional use permit is not used as an opportunity to zone out an activity

-before a conditional use permit is granted, a significant amount of consideration is given to the effects

the use & activity would have on the surrounding properties and what mitigation may be required

-a conditional use permit is also referred to as special use permit

- (2) S.Yezzi provided the following documents:
- Town of Hector Proposed Zoning Districts map
 - Town of Hector Proposed Use Chart & Definitions - DRAFT
 - The Use Chart was broken up into the following sections:
 - Business Uses
 - Industrial Uses
 - Residential Uses
 - General Uses

The zoning commission agreed to go through the preliminary use chart line by line starting with Residential Uses. The zoning commission discussed the permit requirements of 10 different residential use types per zone district. Several permit amendments were made and were highlighted in red, on STC's chart.

STC and K.VanHorn suggested we consider focusing development along the "public water corridor", that currently exists (Rte 414) and that which is in the Town's future plans (Rte4). This would also allow the rural area zone (RA) to exist with minimal land use zoning laws and perhaps maintain it's current rural feel and characteristics.

5) New Business, miscellaneous items:

M. Bergen made a motion to alter our Zoning Commission meeting schedule from bi-monthly to monthly. Such meeting will be on the 2nd Monday of each month at 6pm and might need to be changed in order to coincide with STC's availability. Larry Jaynes seconded the motion.

Passed: Yeas: 7 Nays: 0 Abstain: 0

C. Stevenson made a motion to provide a 5 minute public comment period in the beginning of our meetings and a 10 minute public comment period at the end of our meetings. **Adjustments to these public comment periods can be made by the chair as he/she sees fit.** M.Bergen seconded the motion.

Passed: Yeas: 7 Nays: 0 Abstain: 0

6) Second public comment period:

C.King stated: the zoning commission needs to take the economic inequality, of zoning, into account

7) Adjourn: motion from M. Bergen seconded D. LaMoreaux by at 8:35pm