

Zoning Commission

Meeting Minutes

November 26, 2018

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

Absent: Peggy Scott, Linda Tikofsky

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

Public: Lisa Dean, John Waltz

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

2) **Previous Minutes:** meeting minutes from 11/12/18 were approved - motion from L. Jaynes,
seconded by

C.Stevenson

Passed: Yeas: 7 Nays: 0 Abstain: 0 [M.Bergen not

present]

3) **Public Comment:**

J. Waltz had questions regarding potential zoning/land use regulations and its impact on trailer parks. C.Robertson stated that New York State has laws that governs trailer parks. These laws supersede any Town laws that might be created should the Town choose to address trailer parks with zoning/land use regulations. The Town could impose additional rules that trailer parks might have to comply with i.e.. setbacks etc. This topic will be discussed further along in the upcoming zoning/land use process.

4) **STC proposed agenda - Renewable Energy & Telecommunications**

1) Identify areas in the Town where allowed, what types, styles and how designed

a) Renewable Energy - Solar

- Solar Farms - large-scale on land
- Roof Mounted
- Ground Mounted
- Solar Farms -large-scale in parking lots

The zoning commission and STC discussed solar energy while viewing pictures of various solar types. The initial conclusion that roof mounted and ground mounted solar applications in residential areas would be allowed. There are currently no large-scale solar applications in the Town of Hector. Clarification and details of all these types will be discussed further along in the upcoming zoning/land use process. Consideration to location, view shed, set back, tree buffer, etc. will be addressed. The Zoning Commission concluded that fencing around large-scale solar farms would not be required.

b) Renewable Energy - Wind

The zoning commission and STC discussed wind energy while viewing pictures of various types. The initial conclusion that smaller scale, residential applications with setback requirements would be allowed. Large-scale commercial wind farms will need to be addressed at future meetings.

c) Telecommunications - Cell Towers

The zoning commission and STC discussed cell towers while viewing pictures of various types. Telecommunication laws are primarily governed under 54Article 4 of the Telecommunications Law No. 19.798 of 1972. This law establishes that it is a Federal executive power to grant licenses to third parties. Areas that potential zoning/land use regulations could control are tower co-location, structure type, style, color and setback. Towns have limited control over cell tower location. D. LaMoreaux suggested cell tower location along the Rte. 414 corridor be restricted. The Zoning Commission concluded the "tree style" cell tower would not be allowed. C.Robertson stated towns have the right to re-coop expenses they might incur if they had to hire subject matter experts in relation to a proposed cell tower(s) installation. She advised that this be written into any potential zoning/land use regulations. M.Bergen stated that the Town of Hector currently has a cell tower law. This will be reviewed and incorporated into any potential zoning/land use regulation(s).

2) STC discussed potential zoning districts within the Town. These initial districts were defined as Residential (R1), Hamlet Center (HC), Lakefront (LF), Conservation Land (CL) And Rural Area (RA). Initial discussion centered around the Rural Area (RA). STC asked the Zoning Commission to decide where we would not allow certain activities (landfill, scrap metal yard, junk yard, gravel mining, waste to energy facilities etc.) in this area. The Zoning Commission felt strongly that a waste to energy facility should be zoned out in this area. Other land use restrictions in this area were inconclusive. Considerations to natural resources (streams, wetlands etc.) and the National Forrest were also discussed.

5) New Business, miscellaneous items:

The Zoning Commission discussed whether to or not to continue Bi-Monthly meetings. This topic was tabled and will continue at our next meeting on December 10th.

6) Second public comment period:

J.Waltz noted that property setback requirements for windmills can greatly limit their feasibility of existence.

7) Adjourn: motion from D. LaMoreaux seconded by M. Bergen at 8:10pm