

TOWN OF ESPERANCE
ZONING RE-WRITE COMMITTEE
Meeting Minutes
January 24, 2013

PRESENT:

Timothy Rank, Chairman
Raymond Gillis Sr., Vice-Chairman
Earl Van Wormer, Supervisor
Shane Nickle, Senior Planner, Schoharie County Planning and Development Agency
Susan Brower
Michelle Brust
Bill Brynda
Jane Hickey
Joseph J. Kopacz
Ed Kulesa
Pamela Newell
Lisa Ovitt
Thomas Slater

Meeting called to order at 7:00 pm by Supervisor Earl Van Wormer. Supervisor Van Wormer provided a brief history of the development of the Town's Comprehensive Plan and the original Zoning Law. He charged the committee with the responsibility of developing a new Zoning Law that will be recommended to the Town Board for their further action. The Town Board could choose to adopt the proposed law as recommended, make changes and then adopt it, or take no action. He thanked the volunteers for their time and indicated that the committee could work as it desired, and that there was no time frame set for the finished product. Mr. Van Wormer left and the meeting was turned over to Shane Nickle, Senior Planner, Schoharie County Planning and Development Agency.

Mr. Nickle explained the process involved in the re-write of the zoning law. His role as Senior Planner is to take the lead in writing the draft based on discussions of the committee, sharing the various drafts and making changes based on further discussions. The process could take a year to two years depending on how often the committee meets and the extent of the changes made. The new zoning law needs to be compatible with the Town's Comprehensive Plan and must not conflict with State Law. He suggests that we spend the first two meetings discussing issues and concerns.

Timothy Rank, Town Board member, was designated as the Committee Chair, and Raymond Gillis agreed to act as Vice-Chair. Thomas Slater agreed to record the minutes of the meetings. Shane Nickle reiterated that our responsibility was only to draft a new Zoning Law for proposal to the Town Board. It is the responsibility of the Town Board to adopt it, change it or take no action. The committee agreed to meet the **4th Thursday of each month at the Town Hall from 7:30-9:00 p.m.**

Mr. Nickle recommends that each member read the Comprehensive Plan, especially Section 3, for the next meeting. Any proposal the committee makes must be in line with the Comprehensive Plan. He also recommends that each member take a look at the current Zoning Law with an eye to determining what each member likes, what they do not like, what may be confusing.

The Village is a separate entity, Town Zoning Law does not impact the Village, however, the Town should be sensitive to what the Village is trying to accomplish with its law so that it does not inadvertently conflict with Village priorities. Mr. Nickle suggested that all committee members review the Village of Esperance Zoning Law (on-line) as well as the Laws of other neighboring Towns. Town of Carlise has no Zoning Law. Mr. Nickle suggested that we may want to consider different types of Zoning such as Performance Based Zoning vs. Euclidian (District Based). This could be done in different sections of the Town within the same law.

The committee established an initial list of issues that it may wish to discuss over the course of the next few months. Michelle Brust, Chairperson of the Zoning Board of Appeals, stated that she would ask the Board of Appeals if they had any concerns or issues they think should be addresses in the new proposed law. The list of issues that need consideration include the following:

- Radio Antenna Use
- Cell tower placement
- Adult use establishments
- Fracking
- Road damage
- Telecommunications
- Wind law
- 500 year Flood Plain-elevation requirements
- Ag District 3 is large
- Farm worker housing
- Mobile home parks
- Manufactured home parks
- Central Bridge Water & Sewer District-maybe smaller lot sizes
- 30A/Route 20 intersection growth
- Route 20 traffic
- Hamlet Zoning
- Site Plan review-sidewalks
- Street lighting
- What type of business opportunities do we want to encourage? Clear guidelines are better.
- Lighting presentation- Shane will look into this
- Agri-tourism
- Bed & Breakfasts/Restaurants
- Town Right to Farm Law- Shane will get posted to website

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- Accessory apartments
- Railroad zoning district

The committee discussed how it will keep other people in the Town posted on what the committee is doing. Shane will have Schoharie County Central Data Processing develop a webpage on which the committee can post member names, meeting schedule, announcements, minutes, and Law drafts. The committee meetings are open to the public. Shane suggested that the Town prepare a news release on the Zoning Law Re-write Committee. Tim Rank will take care of this.

If committee members have any questions they can e-mail the entire group.

Meeting Minutes will be sent to all members as DRAFT as soon as they are completed.

Meeting adjourned at 8:50 PM.

Next meeting date is February 28, 2013 at 7:30 pm at the Town Hall.

Respectfully Submitted,
Thomas Slater