

April 8, 2025

Schultzville, NY

A public hearing on Articles 1,2 & 3 of the revised zoning law, Section 250, was held on this day in the Town Hall. Present were Supervisor Whitton, Deputy Supervisor Werner, Councilman Dykas arrived at 6:20 PM, Councilwomen Mustello and Councilwoman Auspitz as well as Town Clerk Carol-Jean Mackin. There were approximately 14 people in the audience.

PLEDGE OF ALLEGIANCE

At 6:00 PM, Supervisor Whitton called the public hearing to order and led the Pledge of Allegiance.

LEGAL NOTICE

The Town Clerk read the public hearing notice aloud.

PUBLIC HEARING

Supervisor Whitton turned the meeting over to Eliot Werner. He gave an overview of the process that was followed to create this draft of the law.

MM Supervisor Whitton, 2nd Councilwoman Mustello to open the floor to public comments. All aye except Councilman Dykas who was absent. Motion carried.

Ray Oberly – submitted changes to the Board, attached to the minutes. Commented that the Town has been requiring fencing including berms, fences and trees when ideally, we want to maintain the rural nature of the land and his fencing is unreasonable and not rural in nature. Reviewed his comments.

Cynthia Koch – opposed to presenting a document without a way to understand how this differs from the original, people should not be required to compare this to the original. Especially interested in hamlets. Pointed out specific examples of differences using *should* in the revision vs. *shall*, noting that there is less restrictive language in many cases for hamlets. Suggests we look into a program to compare the documents side by side.

Mike Whitton – he received the Zoning Law revision document from the previous Board member without any track changes.

Jeff Newman – ZA – started this process years ago that was based on the Comprehensive Plan from 12 years ago. The Comprehensive Plan should be done every 10 years. We need to also focus on a new Comprehensive Plan which may result in more changes to the Zoning Law.

Charlie Canham – feels it is ok for revision to happen before Comprehensive Plan, as that is very broad. Asks for the Board to define any inconsistencies between this law and the Comprehensive Plan.

Stephen Lark – representing Browns Pond residents, here to make us aware of the land and water connectivity in that area.

Katherine Mustello – re: Browns Pond, read from a letter she received from a biologist rejecting the need to redefine the classification of land on Browns Pond.

Arlene Campbell – asked about the changes and how to track them, Mike Whitton explained the changes noted are only from the Town Attorney.

At 6:30 PM, MM Supervisor Whitton, 2nd Councilman Werner to **keep open the Public Hearing until 6:00 pm on May 13, 2025 where the Town Board will hear public comments on Articles 4, 5, and 6 of the revised Zoning Law.** All aye. Motion carried.

ADJOURNMENT

At 6:30 PM, MM Supervisor Whitton, 2nd Councilman Werner to adjourn the public hearing. All aye. Motion carried.

Respectfully submitted,

A handwritten signature in dark ink, appearing to read "Carol-Jean Mackin". The signature is fluid and cursive, with the first name "Carol" and last name "Mackin" clearly distinguishable.

Carol-Jean Mackin,
Town Clerk