

## ZONING BOARD OF APPEALS MEETING

November 26, 2018

The Town of Royalton Zoning Board of Appeals Meeting was held on Monday, November 26, 2018, at the Royalton Town Hall, 5316 Royalton Center Road, Middleport, New York. The meeting was called to order at 7:30 PM by Chairman Philip Gow.

The following were present:

Chairman: Philip Gow

Board Members: Carson Kelley, Gregory Lindke, Lisa Budde

This was a reorganization meeting with the ZBA members since there were no Public Hearings on the agenda for the evening.

Philip Gow discussed updating the Comprehensive Plan that he has been working on with the Planning Board. He would like the ZBA members to be familiar with the Comprehensive Plan.

The existing conditions are to conduct an analysis in the town, take inventory of all resources, and to come up with goals and update as time goes on.

The Planning Board has looked at land use, the economy, related districts, schools, and parks to take inventory. They want to know what direction the town folk want to go in. The following 8 goals were looked at :

- 1) Maintain the character of the town and not be like the Town of Lockport.
- 2) Maintain and enhance agriculture and the right to farm.
- 3) Protect environmental resources.
- 4) Encourage different types of economic development.
- 5) Encourage a balanced transportation system.
- 6) Balanced housing stock-repurposing housing including existing and new houses. Have adequate housing according to lifestyle.
- 7) Maintain effective public facilities including libraries, schools, parks, and town halls.
- 8) Cultural and historic resources in town.

The overlay for the escarpment has been adopted in Cambria and Lewiston. This is close to being done in Royalton.

The right to farm law has been put into place. This has been accomplished by contacting the authorities at the state level.

Maintaining state agricultural districts has been done.

Subdivision regulations and the greenspace inventory are also being looked at.

Phil Gow asked the ZBA members to think about what their responsibility should be and what direction they would like to see the Zoning Board go in. He would also like them to think about whether they should continue with monthly meetings or go to bi-monthly or quarterly meetings.

Philip Gow would also like to look at revising the zoning map and change where it makes sense. Cluster development would help with rezoning away from residential. He would also like to update the zoning code and eliminate anything that is obsolete.

The terms for the Board Members will be looked at in January to see if anyone is up for reappointment.

The ZBA will design a template of how future meetings should be run and have a resolution to adopt it. This will then be sent to the Town Board.

Lisa Budde suggested that the ZBA has training sessions in house and possibly work with the Planning Board. All the board members present agreed with this.

A formal request will be made to the Town Board that any item that involves Planning Board action is given to the Planning Board with adequate notice. The Planning Board should have a month to review it. This would be the same if the Planning Board had something for the Zoning Board. The ZBA members would like time to review it.

The next Zoning Board meeting will be in January.

Motion to adjourn by Philip Gow, seconded by Lisa Budde, Chairman Philip Gow adjourned the meeting at 8:37 PM.

Jennifer Donner, Zoning Board Clerk