

# Hebron Planning Board/Public Hearing

Summary  
January 30, 2023

Attendees	Board: C. Ptacek-Chair, R Tressler, J. Long, M. Louy, E. Petrillo, A-M. Sheehan, I. Bonin-Clerk/Secretary	Public: J. Bryer
Topic	Discussion	Next Steps
1. Call to order, Pledge to Flag/Roll Call/Quorum	<ul style="list-style-type: none"> <li>• Quorum present</li> <li>• Meeting called to order 1832</li> </ul>	
2. Minutes Review	<ul style="list-style-type: none"> <li>• Motion to approve by R. Tressler. Second by E. Petrillo. Discussion with corrections. Minutes approved by all.</li> </ul>	Clerk to make corrections and post minutes
3. Public Hearing	<ul style="list-style-type: none"> <li>• Public Hearing John Bryer #11-22 (two lots)                             <ul style="list-style-type: none"> <li>○ Discussion...clarified Sutliff lane is Town Road</li> <li>○ Motion by E. Petrillo, second by M. Louy. Application approved 6-0</li> </ul> </li> </ul>	
4. Application and Sketch Plans	<ul style="list-style-type: none"> <li>• #11-22 John Bryer (approved)</li> <li>• Ken Drinkwine-#9-22 (on hold)</li> </ul>	
5. Subdivision in progress/Hold over apps.	<ul style="list-style-type: none"> <li>• Drinkwine application on hold</li> </ul>	
6. Chairman's Report	<ul style="list-style-type: none"> <li>• Chair formally recognizes and thanks Ralph Krueger for his 7 years of service to the Hebron planning board.</li> <li>• Chair also formally recognizes and thanks David R. Hibbeln for his service to the Town of Hebron in the Clerk/Secretary role.</li> <li>• 2022 Hebron Town Board minutes were delivered to Town Board.</li> <li>• Requested notice to fill open Board seat. No additional information currently</li> </ul>	
7. Clerk/Secretary Report	<ul style="list-style-type: none"> <li>• Planning and Zoning Board conference this Wednesday in Saratoga. Three members will be attending. Can use these hours towards mandatory 4-hour training.</li> <li>• Irene will work with outgoing clerk, David Hibbeln, to ensure smooth transition with duties. Have already connected and working together.</li> </ul>	Attendees to provide summary to board in February.
8. Old Business	<ul style="list-style-type: none"> <li>• <b>Norbut Solar Farms</b> <ul style="list-style-type: none"> <li>○ Decommissioning plan was sent however Board requesting decommissioning plan to outline returning property to original status. Recommending to use NYS Ag/Market's Plan. Chuck sent back to Hebron Town Lawyer requesting town board to work with Norbut on finalizing decommissioning plan. Letter sent to Planning Board lawyer by chair stating Norbut plan was not the plan recommended by Planning Board</li> <li>○ Norbut Solar Farms sent back document (Resolution of acceptance of sub-division) to have signed and dated. This was delivered to Town Clerk and remailed to Norbut representative.</li> </ul> </li> <li>• <b>Site Plan Review</b> <ul style="list-style-type: none"> <li>○ Planning Board to review two documents...NYS DOS Site plan review and 2004 Draft Town of Hebron Site Plan Review Law.</li> </ul> </li> </ul>	Clerk to mail out hard copies to Board with next packet. Will also send to board

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	<ul style="list-style-type: none"> <li>○ Board members are asked to review documents and begin planning and drafting Site Plan Review for Town of Hebron</li> <li>○ Planning Board worked to develop a Comprehensive Plan for Hebron in 2004 which included a community survey showing residents concerned regarding increased taxes. Board members to review document to identify if the 2004 Comprehensive Plan proposal included site review or not.</li> </ul>	<p>members electronically. Ask town for Planning Board authority for site plan review</p>
<p>9. New Business</p>	<ul style="list-style-type: none"> <li>● <b>Fee Schedule</b> <ul style="list-style-type: none"> <li>○ Current fee schedules not covering all costs.</li> <li>○ Chair shared examples of the Town of Hartford fees.</li> <li>○ Group Discussed increasing fees. To amend fees the town is required to amend “Land Subdivision Regulations and Guidelines” document.</li> <li>○ Board is taking into consideration surrounding town site fees to compare. Hebron’s fees are currently below surrounding towns.</li> </ul> </li> <li>● <b>Appointment of Deputy Chairman</b> <ul style="list-style-type: none"> <li>○ A-M. Sheehan made a motion to appoint Ed Petrillo, seconded by M. Louy. Approved 6-0</li> </ul> </li> <li>● <b>Hebron Community Vision</b> <ul style="list-style-type: none"> <li>○ Copy circulated of 2006 Planning Board Survey and reviewed.</li> <li>○ Hebron Community Vision group conducted a survey this summer both paper and electronic asking residents what they like best about Hebron and what they would like supported or changed in 10 years what they worry about</li> <li>○ 100 responses. Data was pulled into a report and “crunched” data. Report was sent electronically from Michelle to members of the board.</li> <li>○ Many comments on concerns for increased taxes. Other concerns are diametrically opposed...i.e. yes for zoning and no zoning.</li> <li>○ Group appreciated age population who responded and number of respondents (100 out of 1700 residents).</li> <li>○ 2006 and 2022 studies both welcomed the agriculture appeal. A resolution that Town supports Agriculture is recommended by the group in the form of a public statement by town council.</li> <li>○ Opportunity to work with ASA-Agricultural Stewardship Association (trans county). This association wants to be more active in all communities. Consider using this opportunity as a “near goal” and create partnership.</li> <li>○ When selling conserved land, it is the opinion of a board member that the tax incentive per acre is reduced and is usually the biggest draw for land owners.</li> <li>○ NYS has a goal of 30% in land conservation. Opportunity to work with town on designated recreational land.</li> <li>○ Group questioned if a solar farm is a “development”? Would the use of the land fit into ASA vision? Follow up on this point by M. Louy</li> </ul> </li> </ul>	<p>Chair to bring recommendation to Town Board for direction.</p> <p>Irene to send hard copies to board.</p> <p>Irene to send link to Cornell Zooms provided by Michelle</p>
<p>Adjournment</p>	<ul style="list-style-type: none"> <li>● Motion to adjourn by J. Long second by R. Tressler. Approved 6-0</li> </ul>	