

**Mexico Zoning Board of Appeals
Minutes of the Regular Meeting
Held October 17, 2022 at McAuslan Hall
Commencing at 7:00 P.M.**

Present: Ned Waterbury, Chairman
Lori Behling, Counselor
Dan Yawman, Counselor
Ron Marsden, Code Enforcement Officer
Nicole Wild, Town Clerk
Nancy Weber, Planning Board Chairwoman
Allison Trudell, Planning Board Member

Absent: Marty Trey, Counselor
Graham Seiter, Town Attorney

And in the audience.

Chairman Waterbury called the meeting to order with the Pledge of Allegiance at 7:00 pm. Chairman Waterbury said gave the board time to review the minutes from the regular September meeting.

A motion was made by Waterbury and seconded by Yawman to approve the minutes of the regular ZBA September meeting. The motion was adopted by a vote of 3 ayes: Waterbury, Behling, and Yawman, 0 nays.

Old Business- None.

New Business- None.

Other Business

Comprehensive Plan

Chairman Waterbury ensured that the board members have a current copy of the town's comprehensive plan. Waterbury gave a brief history of the comprehensive plan and invited Nancy Weber to update the board. Weber said the committee for the comprehensive plan needed to update the plan, which is how zoning delineations were derived- based on watershed maps; the plan was old and outdated; the village does not have a comprehensive plan but has adopted parts of the town plan as an unofficial plan until they agreed to work with the town on a unified comprehensive plan; the writing of the first part is nearly done; she has familiarized herself with Scriba and Richland to see how they are managing the second part of data collection from the community to see where we go from here, who have both devoted \$50k to budget the second part of the plan; currently working on establishing a budget and secure funding. Waterbury read a section of the plan explaining that zoning needs to be based on the comprehensive plan. Weber said the guideline (not law) is updating the plan every 5

years; initially every 10 years with census but now it's recommended to be updated every 5 years. Weber said that the amount of work needing to be done after 23 years was great and she reiterated the 5-year recommendation.

Accessory use and buildings

Waterbury reviewed the accessory use building zoning regulations. Weber explained that different properties are taxed differently depending on what is on the property. Weber recalled that the board at the time was concerned that the tax base could be corrupted by low value properties; the board was also trying to protect scenic areas such as on the river; tax base information, conventional housing ideas, future development, appeal of the area, resale value, were all considered when creating the law; compared to other nearby town locations without zoning. Weber said that the Town Board will have a committee to discuss accessory use building regulations. Weber wonders if changes to the zoning law require a vote by the community. Weber said that the committee for the comprehensive plan is not workshopping the plan but individuals from the volunteer committee are all working on separate tasks and the next part is public participation. Weber said her initial idea is a survey by the community and then compiling the data into a package of information then to hold public meetings. The board discussed the current accessory use and buildings regulations.

The next ZBA meeting will be held November 21, 2022 at 7:00pm at McAuslan Hall.

A motion was made by Behling and seconded by Yawman to adjourn at 8:07 pm. The motion as adopted by a vote of 3 ayes: Waterbury, Behling, and Yawman, and 0 nays.

Respectfully submitted,

Nicole Wild
Town Clerk