

**Mexico Zoning Board of Appeals
Minutes of the Regular Meeting
Held Monday, January 20, 2025, at the Town Hall
Commencing at 6:30 P.M.**

Present: Ned Waterbury, Chairman
Mathew Bryant, Councilor
Lori Behling, Councilor
Dan Yawman, Councilor

Absent: Marty Trey, Councilor
Ron Marsden, Code Enforcement Officer
Graham Seiter, Town Attorney

And 0 in the audience.

Chairman Waterbury called the meeting to order with the Pledge of Allegiance at 6:30pm.

A motion was made by Councilor Behling and seconded by Councilor Bryant to approve the November 2024 ZBA meeting minutes. The motion was passed by a vote of 4 ayes: Waterbury, Behling, Bryant, Yawman.

Old Business- none

New Business-

Comprehensive Plan

Councilor Yawman expressed interest in representing the ZBA at the Comprehensive Plan Committee meetings. Chairman Waterbury expressed the immediate need to address the land use map. Councilor Yawman expressed interest in keeping the results of the public survey in mind when addressing any changes to the land use map. Chairman Waterbury suggested also keeping in mind the current character of open space, land, and rural charm when addressing potential changes to the industrial/commercial zones. Chairman Waterbury explained a provision in our local law that would allow the town to excuse a floating industrial zone. Chairman Waterbury also explained reasoning behind the creation of the Comprehensive Plan to disallow industry to the west of the village so that tractor trailers do not disrupt as much of the village as they might pass through from East to West. Chairman Waterbury said that good community planning is essential.

Councilor Yawman asked if there have been any issues that have come up with zoning, for example, disallowed use stopping a building project. Chairman Waterbury said he recalls a Maple View small retain business application having to do with landscaping possibly, the applicant tried very hard to meet the application needs but, for whatever reason, the applicant couldn't make it happen; may have been a home-based business or an additional outbuilding and it never materialized. Councilor Yawman said he can only recall the RV shelter, but the application was not completed. Councilor Behling asked about the double-wide installation on St RT 104 above Fravor Road, North side and that applicant had the mobile home dealer come

in and speak on his behalf; does permission to install a mobile home apply to the land no matter what.

Councilor Yawman said the public survey mentioned open space preservation and care/housing for the elderly. Chairman Waterbury said the old comprehensive plan predates the town of Mexico water district program and it made a strong case for the Rt 11 corridor to be included in a water district and there is no water there now today. Councilor Yawman said water should be part of the conversation where commercial/industrial zones. Councilor Bryant said he would like to see a presentation of the Comprehensive Plan.

Councilor Bryant asked if we could feed back to the Comprehensive Plan committee times where things failed to come to fruition as the result of districting and how they may be able to factor those instances into future planning. Chairman Waterbury said most are smaller-scale examples like our use of "other" to dip our toes into the water specific to home-based enterprises and whether they need to be fully contained in the home. Councilor Yawman said the R-1 district has permitted land uses "small businesses compatible with residential" uses; Yawman said the local law will need an overhaul to reflect the new Comprehensive Plan and to fix inconsistencies. Chairman Waterbury said you cannot have zoning law until you have a Comprehensive Plan.

Chairman Waterbury said the first Monday of the month is the regular Planning Board meeting and asked the members if they'd be willing to attend. Chairman Waterbury will reach out to Chairwoman Weber to see if that sounds like a good plan. Chairman Waterbury said the Comprehensive Plan is looking for a couple representatives from each board; Councilor Yawman volunteered, Councilor Bryant volunteered, Councilor Behling will attend if possible but is reluctant to commit just yet. Chairman Waterbury urged the board members to consider attending the Comprehensive Plan meetings as well.

Councilor Bryant asked if an agenda item could be added for a list of open permits and give us a status update.

Other Business-

Shifting meetings to Wednesdays if Monday is a holiday. Chairman Waterbury asked the board if they would like to shift meetings to Wednesdays when Monday is a holiday. Chairman Waterbury asked when the board would like to meet in February; the board agreed to remain with Monday, February 17th.

Chairman Waterbury reminded the board about the Tug Hill Training Day on April 1st and asked people to sign up with the Town Clerk by the end of the month.

A motion was made by Councilor Yawman and seconded by Councilor Behling to adjourn at 7:34pm. The motion was approved by a unanimous vote.

Respectfully submitted,

Nicole Wild
Town Clerk