

## Town of Granby Steering Committee

### "Kick-Off Meeting"

Meeting Minutes – July 23, 2019

An organizational meeting was held on Tuesday July 23, 2019 at 5:00 pm to initiate the formation of the Granby Steering Committee.

Membership as follows:

John Snow Jr. – Town Supervisor – southeast end of Town  
Linda Parkhurst – Town Councilor – northeast end of Town  
David Crockford – Planning Board Member – center of Town  
Tina Sawyer – ZBA Member – northwest end of Town  
Loretta Waldron – Granby Resident – south end of Town  
Lisa Somers – Planning Bd, ZBA, MTF & Steering Committee Clerk

The Town Board initiated the creation of the Steering Committee when imposing a Local Law Moratorium to review, amend or change the Zoning Ordinance and Comprehensive Plan to develop smart sustainable zoning practices that will protect the residents and preserve the community's rural character. The Town Board approved retaining the services of professionals to assist and guide the revision process, they are as follows:

Jamie Lynn Sutphen – Land Use Attorney, Baldwin, Sutphen & Frateschi, PLLC  
Howard Brodsky – Planning Consultant, Brodsky Planning Associates  
Doug Miller – Engineer – Miller Engineers

The meeting began with Doug Miller welcoming everyone present and briefly explaining the intentions and process that the group would be undertaking over the next year. **Doug Miller** has been the Granby **Town Engineer** for several years and is aware of the many struggles the Town has had with the current documents. The Town documents (ZO- Zoning Ordinance and CP- Comprehensive Plan) have issues because they are outdated and in need of possible revision, therefore the plan is to identify several problems/issues within the Town, prioritize the listing by time and cost, then implement several corridor or focused studies simultaneously to develop a new draft document or 'Planning Program' for consideration of adoption by the Town Board.

**Howard Brodsky, Community Planning Consultant**, introduced himself with a brief explanation of prior work and stated that he would be acting as Project Manager, and everyone was welcome to contact him at will once the process gets underway. He explained that this is a very interactive process, and must be, in order to generate solutions for the problems expressed by all the departments in the Town. The issues to study, the research for solutions, the review of the current documents and early draft of new ideas with supporting reference is all the responsibility of the Committee Members. The three professionals will assist and guide the process by preparing written texts, graphic material or new maps meant to provoke discussion and provide direction for the next meeting. He stressed that the process has to be interactive with feedback from the Committee Members, which will yield ownership of the work by the Committee as well as provide an understanding of the work necessary for proper implementation as time goes on.

This process creates a 'Planning Program' which identifies a series or listing of small targeted studies of issues/problems experienced within the Town, which are then prioritized by the time to achieve the chosen objective and any associated costs. Each topic on the list will undergo analysis that may last for months or possibly years depending upon the scope of the particular issue. The end result will be a single document consisting of the top 3 or 4 prioritized topics completed in a format acceptable for adoption by the Town Board.

**Jamie Sutphen, Land Use Attorney**, introduced herself as having worked closely with the NYPF as well as having rewritten zoning codes for many Towns across Onondaga County.

She has worked with both Doug Miller and Howard Brodsky, in joint efforts to correct regulations that don't serve or protect the best interests of Towns. She explained that rewriting a zoning code or a Comprehensive Plan can easily take three or more years to accomplish and then it still needs review by County Planning, SEQOR process, Public Hearing and final revision before an adoption by a Town Board. The Planning Program is time efficient by building upon and amending the documents the Town already has. Concentrating on a manageable scope for an issue or topic makes the solution achievable. This format works and they, as a group, have implemented the process in several Towns with success.

Some housekeeping issues, as follows:

- Jamie Sutphen & Howard Brodsky stated that a committee member contact list should be established soon.
- John Snow stated that Lisa Somers to act as clerk/secretary for Committee, and also be a voting Member of the Committee.
- Doug Miller agreed that Howard Brodsky to act as Project Manager and receive information from the clerk for distribution to both Ms. Sutphen and Mr. Miller.

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Howard Brodsky was encouraged by the group in attendance and stated that their commitment for the next year is essential to the success of this endeavor. They expect to meet once a month for a couple of hours to discuss, breakdown, and rebuild the information generated from the previous meeting. Homework assigned at each meeting must be completed in order for any progress forward to be accomplished from month to month.

Mr. Brodsky began describing a listing of potential area locations for topics to be studied that had been brought to the attention of the professionals in order to begin assessing a plan of action. They are as follows:

- 1.) Route 48 Corridor, set boundaries for two areas - north and south of the City of Fulton.
- 2.) Waterways – Oswego River and Lake Neatahwanta.
- 3.) A/R District Analysis
- 4.) Agricultural Land Preservation.

He explained that the general listing would then be discussed to determine the scope of the problem, set boundaries of the target area for manageability, define an objective to be achieved, and then prioritize the potential projects to pursue.

At this time, the Committee Members were asked for their first impressions or ideas, as follows:

David Crockford – Stated that he was an involved member when the rezoning established new districts and the regulations affecting those districts. It seems that in retrospect the Route 48 residential (R-1) regulations were overdone, and likewise, that the Route 3 commercial (CIT) regulations were overdone. In both cases the residents have experienced hardships to improve, alter or use their property. Mr. Crockford explained that the thought or intention behind the regulations was to promote subdivision and high cost home development along the river on Rt. 48, and to entice commercial development along County Route 3 that borders and extends the Walmart development.

Howard Brodsky replied that *"Zoning does not induce anything, its restrictive by nature."*

Zoning should reflect what is already happening in the Town and set control measures to reduce impacts to adjoining properties.

Loretta Waldron – Stated that she wants to protect and preserve farming and agriculture; and that she likes the rural nature of the community that she has grown up in and would like to see it unchanged for her children to experience and grow up within.

Some discussion ensued regarding rural character versus rural culture. Rural character refers to open spaces without built up landscapes, whereas rural culture refers to a mindset of 'don't tell me what to do on my land'. Rural character can be accomplished by zoning tools

such as requiring large minimum lot sizes and in the creation of hamlet zones. The rural culture is present in Granby as well, in fact, in 1975 when the Zoning Ordinance was adopted within the Town, several life-size dummies of the Town Board Members were hung from the trees as a form of protest.

John Snow – Stated that the A/R district encompasses a large portion of the Town and makes no sense. The district name itself is contradictory in that farm animals are not allowed in what is an agriculture zone and the residential zone doesn't have the infrastructure of water and sewer for residential development. Howard Brodsky commented that the A/R zone as a potential area of study would need to be broken into smaller more manageable areas of study such as creating hamlet zones which seem to occur naturally in rural areas.

Linda Parkhurst – Jamie Sutphen asked Town Board Member Parkhurst what her constituents are most concerned with. She replied that the subject of chickens and other livestock has been a hot topic for some time now. The A-1 district allows crops and animals, the A/R district allows crops but animals need a Special Use Permit from the Planning Board, the R-1 allows crops but not animals, and the CIT doesn't allow either. She'd like to see more practical regulations based on property size versus use rather than a blanket district regulation.

Lisa Somers – Stated that the Use Chart of the Town has a crippling blanket statement at the end that has been interpreted to mean that any use is allowed with a special use permit from the planning board. The professionals stated that they had seen similar statements in other Towns, and that an argument for removal could be improper delegation of authority to the Planning Board by the Town Board. The Uses allowed within the Town are ultimately decided upon by the Town Board when adopting the Zoning Ordinance, wherein the duties of the Planning Board are also delegated by ensuring compliance of the regulations for special use permit, site plan review and subdivision, that delegation of authority does not include interpretation.

A short list of topics generated from the discussion:

1. State Route 48 regulations overdone for R-1.
2. County Route 3 regulations overdone for CIT.
3. Preserve rural character and farming.
4. Redefine the A/R district for usage.
5. Review regulations for farm animals.
6. Review Use Chart and clause.

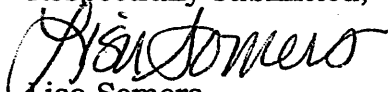
Concluding thoughts of the meeting were to embrace the character of the Town during this process, to deal in generalizations and not a specific use or application before the Town, distribute the information to the Boards, departments and residents that each of you represent to stimulate discussion and provide meaningful feedback for future meetings.

The next meeting is scheduled for **Wednesday, August 21, 2019** between **5:00 pm and 7:00 pm**. The following tasks were assigned for the next meeting:

- Look at the Zoning Ordinance and find two issues that you deal with in your capacity with the Town. Clearly identify by ZO Section and page number.
- Possible name for the group instead of Steering Committee.
- Decide on a Chairman.

Meeting ended at 7:00 pm.

Respectfully submitted,



Lisa Somers,  
Steering Committee Clerk