

**MINUTES
OF
THE TOWN OF RENSSELAERVILLE TOWN BOARD
SPECIAL MEETING
SEPTEMBER 16, 2014**

The Town Board of the Town of Rensselaerville held a Special Meeting on the 16th day of September, 2014 at 7 o'clock in the evening at the Rensselaerville Town Hall, 87 Barger Road, Medusa, NY. The meeting was convened by Supervisor Lounsbury and the roll was called with the following results:

PRESENT WERE: Supervisor Valerie Lounsbury
Attorney Dana Salazar
Councilman Robert Bolte
Councilwoman Margaret Sedlmeir
Councilman Gerald Wood
Councilwoman Marion Cooke
Town Clerk Victoria H. Kraker

Also present were Zoning Board of Appeals Chairman John Mormile, Planning Board Chairman Richard Amedure, Code Enforcement Officer/Building Inspector Mark Overbaugh, and four interested citizens.

The purpose of the Special Meeting was to continue the review of the Zoning Law.

Supervisor Lounsbury turned the meeting over to Attorney Dana Salazar.

1. Supervisor Lounsbury has made some phone calls regarding noise control. The Town of New Scotland has a noise ordinance which she forwarded to Attorney Salazar for review. Upon review of the ordinance, Attorney Salazar stated that it appeared to be a stand-alone law; a local law and not part of their zoning regulations. Since zoning specifically relates to land use, she made a recommendation that the Town of Rensselaerville follow the example set in Town of New Scotland. The Board agrees that it should be dealt with separately from the zoning review.

2. The consensus is that the Town does not need a law regulating blasting. Components used in blasting can only be obtained by licensed professionals who are already regulated by their industry standards and State Law.

3. Under the current Subdivision Law, land may be divided into two lots (minor subdivision) or divided into three or more lots (major subdivision). Any major subdivision requires that 50% of the original parcel remain 'forever wild' which many feel is an extraordinary amount of land. Attorney Salazar recommends that if it is the intention of the Town to make changes to the Subdivision Law, it would be a good idea to address this issue concurrently with the Zoning Law. Attorney Salazar and Supervisor Lounsbury asked that Chairman Amedure and the Planning Board review the Subdivision Law and make any recommendations they feel would be beneficial.

4. The Zoning Law has ARR, Hamlet, RC1, RC2, RC3, and Crystal Lake zones. Crystal Lake is not depicted on the map that is on the website. The map will have to be updated and printed depicting the Crystal Lake zone.

5. The Board addressed several concerns that Jeannette Rice had regarding Bed & Breakfasts, Convenience Stores, and Mining/Heavy Industry/Hydro fracking.

6. Attorney Salazar needs a reasonable way of showing people a comparison between the 1991 version and this new version of the Zoning Law. This is a complete overhaul and it is difficult to show the 'before and after'. Attorney Salazar will try different ways to make it as clear as possible for residents to understand. She expects to have a final draft version for the Board to review by the end of October.

7. Following approval of the final draft, Public Hearings will be scheduled.

ADJOURNMENT

A motion was made by Councilman Bolte to adjourn the meeting at 8:10 PM; 2nd by Councilwoman Sedlmeir.

Motion carried: Ayes (5) Lounsbury, Bolte, Sedlmeir, Wood, and Cooke; Nays (0)

RESPECTFULLY SUBMITTED;

Victoria H. Kraker
Town Clerk