

August 13, 2018

Supervisor Lindberg called the hearing to order at 6:00pm and led in the flag salute at the advertised public hearings of the Worcester Town Board, held in the Earl F. Johnson room, Town Building, 29 Katie Lane, Worcester, NY.

Present:	Don Lindberg	----	Supervisor
	Dave Miller	----	Councilman
	Harold Ridgeway	----	Councilman
	Don Zaengle	----	Councilwoman
	Larry DeLong	----	Councilman

Planning Board Members Present: Tim Powers, Pat Fiederer and Chuck Thompson

Others present: Marilyn Dufresne, Rita Tetenes, Jacob Paleski, Vicky Marino, Diane Adesso, Peggy Suydam, Sean Suydam, Agnes Terrell, Jeff Teller, Kathryn Demby, Sherry Demby, Jim Gardner, Pooh Kaye, and Jill Tanner

This meeting was to receive public comment regarding 2 proposed local laws: Solar Energy Systems and Omnibus Land Use Amendments.

Solar Energy Systems:

Planning Board Chairman, Tim Powers spoke about why a proposed solar regulation was developed. In summary it was to provide some protections to the Town of Worcester and residents should a commercial “solar farm” be set up in the Town. It also allows for oversight by an engineer hired by the Town of Worcester, paid for by the commercial solar applicant and requires funding for decommissioning should the solar farm not be used or becomes obsolete.

Mr. Powers went on to explain that for solar panels put on residential homes, this local law requires a building permit application and an inspection by the Code Enforcement Official for the Town of Worcester. If a residential solar system was installed prior to adoption of this proposed local law, and a building permit and inspection was not completed, one will be done free of charge.

Sherry Demby asked if a law can be drafted to not permit solar farms in the Town. Tim Powers explained that it was not the intent of this local law, this is just to protect the Town should one be set up here.

Agnes Terrell suggested that the East Worcester Fire Department be added to the local law where it says that the Worcester Fire Department be supplied an electrical diagram of the solar installation on solar farms. Additionally Ms. Terrell feels a date should be added when it refers to the land use regulations.

Omnibus Land Use Amendments:

Each of the proposed amendments included in this proposed local law were addressed individually.

- 1. Non-Conforming Uses:** The proposed local law clarifies the land use regulations of 1976 by saying: “Whenever a non-conforming use has been discontinued for a period of one year, such use shall not be reestablished except in conformance with this law.” Councilman DeLong explained that it would require a 4 family house which is “non-conforming” to the land use regulations be changed back to a 1 family house, which is a conforming use, if the house remains vacant for a period of one year.

Agnes Terrell feels that this contradicts the land use regulations.

- 2. Allowing restaurants and libraries in the hamlet districts:** No comments were received on this.
- 3. Outside displays of sales by businesses:** This provision would allow current businesses to display items outside of their retail establishment so long as the display of items maintains at least 4 feet of clear public access.

Sherry Demby feels the historic district should be extended to protect home values and feels outside display of items takes away from the charm of Worcester.

- 4. South Worcester Historic District:** Adding a South Worcester Historic District would give South Worcester the same protections that are currently in place in the Worcester Historic District.

Peggy Suydam asked if she would be able to put vinyl siding on her house if she wanted. Under the regulations proposed, the Planning Board would decide if the owner's plans for construction or alteration would be consistent with the historic nature and qualities of the other buildings in the historic district. Ms. Suydam said that she does not want to be told what she can do with her home, and that this may be cost prohibitive to homeowners wanting to do renovations.

Sherry Demby feels more regulations need to be put in place to protect the historic area.

Dev Kernan spoke of a town in Colorado that he is familiar with which also proposed tight regulations to maintain the historic nature of the community. Mr. Kernan said that it led to many disputes and divided a community. Mr. Kernan feels that a more light weight regulation would be more successful since architecture changes throughout the years.

Sherry Demby reiterated that she thinks strict regulations are a good idea.

Vicky Marino explained that she is the only one with a mobile home in the proposed

South Worcester Historic District and she can't afford anything different and if she were to do renovations she can't afford the more expensive materials.

Several other expressed concerns about it being cost prohibitive to many people when requiring historic materials or historic looking materials be used when renovating or building a home.

Diane Addesso suggested that "keeping the character" of the neighborhood be used as a guideline.

The public hearing closed at 7:15pm.

Respectfully submitted,

Jo-Ann Beverland
Town Clerk