

**Town of Byron Planning Board
Draft Minutes**

Tuesday, January 7th, 2025 at 7:00 PM
Byron Town Hall, 7028 Byron Holley Road, Byron, NY 14422

Those Present: Planning Board Members: Planning Board Chairman Christopher Hilbert, Laura Bestehorn, Jason Jack, Jenn Tuerk, Bill Stevens, Alternate Brandon Mason, Zoning Board CEO/ZEO, Melissa Ierlan. Town Board Member Nathan Knickerbocker. Members of the Public: Mary Beth Stacey, Brian Stacey, Susan Pangrazio, Todd Pangrazio, Filipe Oltramari, Barbie Starowitz.

Call the meeting to order at 7:07 PM

Note from Chairman Hilbert:

Please note that from this date forward all planning board meetings will be conducted as a business meeting. There will be an allotted time for public comments. At the next meeting and going forward you will need not only sign in but sign that you are requesting to speak. Each speaker is given 3 minutes.

Election of Officers

Nomination for Chair: Laura Bestehorn nominates Chris Hilbert as Chairman of the Byron Town Planning Board.

There were no other nominations from the floor.

The Secretary casts one ballot. Chris Hilbert will be the Chairman of the Byron Town Planning Board for 2025.

Nominations for Co-Chair: Laura Bestehorn nominates Jason Jack as Co-Chair of the Byron Town Planning Board.

There were no other nominations from the floor.

The Secretary Casts one ballot. Jason Jack will be the Co-Chair of the Byron Town Planning Board for 2025.

Review and Approval of November 6th, 2024 meeting minutes

MOTION: Motion to approve the November 6th, 2024, meeting minutes made by B. Stevens, Seconded by J. Tuerk. All in favor. None opposed.

MOTION PASSED

Notes from Chairman Hilbert

The law firm of Brigette O'Toole has offered a letter of resignation as of Friday January 3rd. The town has since hired a new attorney John Sansone, at last night's board meeting. As of this evening we have not received any documents from the previous law firm pertaining to our updated codes, any maps, or anything related to the 3 solar projects. In my opinion it will take a few weeks for the new lawyer to get

up to date on our ongoing projects, codes and maps, therefore I have notified the representatives of Leatherleaf Solar, Blue Wave Solar, and the latest Cypress Creek Solar projects that we will be moving their projects to February's agenda. Matthew Sousa of the MRB Group of the same was also notified of the same.

Stacey land separation Application

Chairman Hilbert noted that this is not a building lot. It has already been surveyed. Updated maps will be needed for final approval.

MOTION: A motion was made to approve the Stacey land separation pending submission of maps by L. Bestehorn. Seconded by J. Jack. All in favor. None Opposed

MOTION PASSED

Map Training with Filipe Oltramari

Filipe Oltramari discussed maps with the planning board and fielded various questions from the board.

Review of the Current Status of Land Separations and Application Process Change Suggestion

It has been suggested that all owner/applicant(s) will have to present or provide a written notarized document stating that the applicant(s) have the authority to act upon the property owner's behalf effectively pending Town approval.

Chairman Hilbert will write this up formally and provide to the Town Board.

MOTION: A motion was made to propose an amendment to the land separation application process to Town Board by B. Stevens. Seconded by L. Bestehorn. All in favor. None Opposed

MOTION PASSED

February Meeting Discussion

The new town attorney is currently getting up to date on land separations, solar projects, and the zoning law. The planning board discussed splitting these topics into over the next two meetings rather than all in one meeting. It was also suggested that we get as far as we can at the February meeting and move everything else to the next meeting.

MOTION: A motion was made to place all topics on the February meeting agenda and start the February 5th meeting at 6:30, plan an additional meeting for February 19th at 7:00, to have in place if needed by J. Jack. Seconded by J. Tuerk. All in favor. None Opposed

MOTION PASSED

Public Comments

Barbie Starowitz asked Chairman Hilbert for the email that allowed him to determine that the Starowitz Land Separation was not done in good faith. Matters were forwarded to the former town attorney. The matter is now in the attorney's hands. A discussion was held between Ms. Starowitz and the planning board/town ZEO & CEO.

Other Business

No other business

Next Meeting – Wednesday, February 5th, 2025, at 6:30 PM

Adjournment

MOTION: A motion was made to adjourn the meeting by L. Bestehorn. Seconded by J. Jack. All in favor. None Opposed

MOTION PASSED

Meeting ADJOURED at 8:12 PM

Respectfully submitted,

Patrick Carr
Planning Board Secretary