

Town of Byron Planning Board Minutes
Tuesday, July 2, 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, Jason Jack, Bill Stevens, Laura Bestehorn, Town Supervisor – Candace Hensel, Town CEO/ZEO – Melissa Ierlan, Town Attorney John Sansone. Members of the Public: Roger Rouse, Steven Hohn, Barbie Starowitz.

Call the meeting to order at 7:08 PM

MOTION: Motion to open the meeting made by B. Stevens, Second by L. Bestehorn. All in favor. None opposed.

MOTION PASSED

We do not have a quorum this evening and therefore cannot vote on any action. All items will be brought up in August meeting.

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.

Public comments will be on agenda items only. Agenda items will be accepted 10 days prior to each meeting and will be posted on the town website. Beyond that, it will be at the discretion of the Planning Board to add to the agenda.

Review and Approval of the June 4th Meeting Minutes

MOTION: Motion to open the review of June 4, 2025, meeting minutes made by J. Jack, Second by B. Stevens. All in favor. None opposed.

MOTION PASSED.

Addition of a statement on Tiny homes will be added to the notes.

MOTION: Motion to approve June 4, 2025, meeting minutes with additions made by B. Stevens, Second by J. Jack. All in favor. None opposed.

MOTION PASSED.

Resignation Notice

B. Mason has resigned his position as alternate. An email was received and will be attached to the minutes.

Hohn Land Separation 7097 Tripp Road tax id: 10.-1-7

MOTION: A motion was made to open the Hohn Land Separation by J. Jack. Second by B. Stevens. All in favor. None Opposed.

MOTION PASSED

Paperwork was reviewed for completeness. A survey map was provided to the board. One concern - a driveway being too close to the property line. It could cause an issue down the road. M. Ierlan will add the agricultural district to the Short Environmental Assessment Form

MOTION: A motion was made to adjourn the Hohn Land Separation by J. Jack. Second by B. Stevens. All in favor. None Opposed.

MOTION PASSED

C. Hensel takeaways from the Land Use Leadership Alliance Conference

There is still capacity for the KV lines going through the town. These lines are utility scale and outside of our permitting, so it will be handled by NYS. Possibility of another project being sited in the town (Battery Energy Storage or Solar). The state has developed maps and summaries of our local law to distribute to developers.

MOTION: A motion was made to adjourn the discussion of the takeaways from the LULA Conference made by B. Stevens. Second by J. Jack. All in favor. None opposed.

Update on Town Codes/Discussion Renewable Energy Acreage Status/Trailer Storage/ Bed & Breakfast/Short Term Rental property/Permitted Uses in C1 District

MOTION: A motion was made to open the Update on Short Term Rental property by J. Jack. Second by B. Stevens. All in favor. None Opposed

MOTION PASSED

Chairman Hilbert discussed the details of the proposed Short Term Rental Property law.

Town Attorney, John Sansone, addressed the compliance/penalty section. The homeowner should be notified by certified mail to the owner's last known address. Mr. Sansone also wants to make sure the town law includes a penalty for violations.

The planning board will work on a Good Neighbor Policy.

MOTION: A motion was made to adjourn the Update on Short Term Rental property by B. Stevens. Second by J. Jack. All in favor. None Opposed

MOTION PASSED

MOTION: A motion was made to open the Update on Trailer Storage by J. Jack. Second by B. Stevens. All in favor. None Opposed

MOTION PASSED

Comments from Town Attorney, John Sansone – In the penalty section - Dollar amounts should be per occurrence. Jail term needs to be specified.

Discussion was held regarding the definition of a trailer and the permitted uses and exemptions

MOTION: A motion was made to adjourn the Update on Trailer Storage by J. Jack. Second by B. Stevens. All in favor. None Opposed

MOTION PASSED

Misc. Agenda Items as needed

No other items.

Discuss the need for an additional meeting to only review zoning/codes

This will be moved to August 6, 2025, Meeting.

Other Business

Q. B. Starowitz - This month's meeting/agenda was not listed.

A. It is an issue with the town website. Kristy can send the minutes out to anyone who needs them.

Next Meeting – Thursday, August 6, 2025, at 7:00 PM

Adjournment

MOTION: A motion was made to adjourn the meeting by J. Jack. Second by B. Stevens. All in favor. None Opposed

MOTION PASSED

Meeting ADJOURNED at 8:48 PM

Respectfully submitted,

Patrick Carr

Patrick Carr
Planning Board Secretary