

Town of Byron Planning Board Minutes

Wednesday, February 4, 2026, 2026, at 7:00 PM
Byron Town Hall, 7028 Byron Holley Road, Byron, NY 14422

Those Present: Planning Board Members: Planning Board Chairman Christopher Hilbert, Bill Stevens, Laura Bestehorn, Jen Tuerk, Town Councilmen Steve Hahn, Town Attorney John Sansone, Interim Town CEO/ZEO Gerry Wood, Deputy Town Clerk, Debra Buck-Leaton. Members of the Public: Joel Woodward

Call the meeting to order at 7:01 PM

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

MOTION PASSED

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 & Approval of previous meeting minutes

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

MOTION PASSED

Chris Hilbert: Everyone had the ability to review the meeting minutes from the prior month. No additional thoughts/questions/corrections.

No thoughts/corrections.

MOTION: Motion to approve prior meeting minutes made by L. Bestehorn. Second by B. Stevens. All in favor. None opposed.

MOTION PASSED

MOTION: Motion to close prior meeting minutes portion made by L. Bestehorn. Second by B. Stevens. All in favor. None opposed.

MOTION PASSED

Jason Jack Resignation

MOTION: Motion to open the Jason Jack resignation made by L. Bestehorn. Second by B. Stevens. All in favor. None opposed.

MOTION PASSED

Chris read letter to board from Jason Jack.

MOTION: Motion to accept Planning Board Vice Chairman, Jason Jack's, resignation made by L. Bestehorn. Second by B. Stevens. All in favor. None opposed.

MOTION PASSED

Gerry Wood introduction

Chris: Introduced Gerry Wood to the board, to those in attendance. Will plan a meeting to get with Gerry and get him up to speed on all the open Planning Board cases and issues.

MOTION: Motion to close Jason Jack resignation & Gerry Wood introduction section made by L. Bestehorn. Second by B. Stevens. All in favor. None opposed.

MOTION PASSED

Chairman comments

MOTION: Motion to open Chairman's comments section made by L. Bestehorn. Second by B. Stevens. All in favor. None opposed.

MOTION PASSED

Chris Hilbert: First, we have advertised some positions on the board, so if anyone is interested or knows anyone who might be interested, please apply.

Second, there was some conversation back last year regarding land usage. Previously, Melissa (Ierlan) and I were working on items in regard to our usage, but have since been referred to the assessor. With her notes on assessments, and what Melissa had prior to her departure, we came up with a list of properties (attached). Since 2018, there were 13 houses built and there's an additional property for sale that comprises 2.9 acres, that total is approximately 22.5 acres.

MOTION: Motion to close Chairman's comments section made by L. Bestehorn. Second by B. Stevens. All in favor. None opposed.

MOTION PASSED

Joel Woodward (Playmates)

MOTION: Motion to open Joel Woodward (Playmates) section made by L. Bestehorn. Second by B. Stevens. All in favor. None opposed.

MOTION PASSED

Chris Hilbert: This discussion concerns the special use permit, 81-.02

John Sansone: Happy that Joel is here, I had sent him a letter. It's going to take some time to bring new CEO/ZEO up to speed. Able to meet with Gerry and Chris. Ask to put the application on for next month.

Joel Woodward: Found evidence that property was open and was emailed in.

John Sansone: Yes, those were forwarded to me. There are some other issues as well that were discovered, those were sent to you in that letter. Should be able to bring it to a head next meeting.

MOTION: Motion to close Joel Woodward (Playmates) section made by L. Bestehorn. Second by B. Stevens. All in favor. None opposed.

MOTION PASSED

Review of Zoning and Code

MOTION: Motion to open review of zoning and codes section made by L. Bestehorn. Second by B. Stevens. All in favor. None opposed.

MOTION PASSED

John Sansone: Went through and got through 8 out of 12 of the codes completed. The previous attorney went through a lot of work on this. Asking the board to review the definitions themselves in Article 2.

Art 1. – Enactment & Intent – fine, no discussions.

Art 2 – definitions, as we already discussed.

Art 3 – Admin & Enforcement, missing where it requests the CEO/ZEO to attend Planning Board or ZBA meetings as requested. Suggested to add that in. Site plan review talked about, currently states to provide 9 copies, reducing to 7. Fees for applications (3.06), leave as is or indicate in the zoning laws – leave as appropriate. Should have CEO/ZEO review and confirm the duties. Planning board members are currently set at 2 years, changing to 5 years.

Art 4 – no changes necessary.

Art 10 & 11 – have a lot to do with fine details – saving for later date.

John to send current Zoning laws 2024 out to Chris & planning board members.

Art 9 – Zoning districts: agricultural, agricultural residential, hamlet, rural residential, industrial, land conservation, and flood plain overlay.

Art 12 – Enforcement: in the current code, penalties are set forth in Town code 2.68. Currently, \$350 for the first offense or up to 6 months in prison. There shouldn't be more

than 30 days because then the person would be entitled to a jury trial. This needs to be changed. Jail time should be included, but not that length of time, JS usually utilizes 'not to exceed 15 days.

MOTION: Motion to adjourn review of zoning and codes section made by L. Bestehorn. Second by B. Stevens. All in favor. None opposed.

MOTION PASSED

Misc Agenda items – no additional items.

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

MOTION PASSED

Meeting closed 7:27 PM

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Jennifer Tuerk', written in a cursive style.

Jennifer Tuerk