

Overview of Agenda

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| 6:30 – 6:35 | Introductions and overview of the agenda |
| 6:35 – 6:50 | How to address declining interest in Planning Boards and Zoning Boards of Appeal |
| 6:50 – 7:10 | Planning and Zoning abbreviations: Find out if you need to do a SEQR on a SFR in a CBD! |
| 7:10 – 7:25 | Recent land use decisions that could affect your Board |
| 7:25 – 7:35 | Break and organize into groups |
| 7:40 – 8:00 | Group discussions |
| 8:00 – 8:25 | Group reports |
| 8:25 – 8:30 | Wrap-up and additional training resources |

**Training Topics to Help
Planning Boards and Zoning
Boards of Appeal Address
Current Struggles**

**St. Lawrence County
Spring 2016
Land Use Training Session**

How to address declining interest in Board service

Problem: It's becoming harder and harder to get residents to serve on Planning Boards and Zoning Boards of Appeals.

Solution: Have a large, controversial development occur in your community that has everyone up in arms. OR...

Serve Beer!



What can be done about it?

- **Incentivize**
- **Educate**
- **Consolidate**
- **Share Duties**

Incentives

- Some municipalities pay a mileage reimbursement
- Some pay an actual yearly stipend for service
- Some pay for conferences
- Incentives are at the discretion of the municipal board

Education

- The more people understand the roll that you play in your community the more it will be seen as imperative
- Critical that municipalities keep land use documents current and use them
- The more Board members know the more invested in the process they become

Consolidation

- Town Law Section 284, Village Law 7-741 and City Law 20-g gives authority for intermunicipal agreements
- Two municipalities agree to have a joint Planning Board or ZBA
- Write and pass new joint law and then abolish old law
- Distribute membership based on population or activity level

Shared Duties

- Planning Board and ZBA members can sit on each other's Board
- CEO can sit on Planning Board but not ZBA
- Members need training hours for both
- Meetings cannot be combined
- If a municipality gives authority for one Board to review another Board's decision, dual membership is prohibited (AG Opinion No. 93-3).

Planning and Zoning Abbreviations

1. Can you take final action before you receive a NOA per the MOU process from the CPB?
2. Would a town/village/city ask a PB or ZBA to review a new BLI district?
3. When measuring setbacks do you measure from the ROW or street center line?

Planning and Zoning Abbreviations

4. CAVEmen are showing up at our SUP public hearing? What can we do?
5. Do I need to do a SEQR on a SFR in an R-2?
6. If the CPO can't help me with my wetland determination I'll have to go to the SWCD!
7. Who can do some research on AML to help us determine how agricultural districts affect local zoning?

Planning and Zoning Abbreviations

8. If this DUDE doesn't back down we'll have to get the DEC involved!

9. I wish FEMA would update its FIRM data for the County.

10. Can both a C-1 and C-2 development be part of a PUD?

Additional Training Resources

- **Local Government Conference, Tuesday, October 11, 2016, SUNY Potsdam**
- <http://www.dos.ny.gov/lg/lut/index.html>
- **County Planning Office, 379-2292**
- <http://new.dancgis.org/ima/>