Town of Vienna
Town Board Special Meeting Minutes
September 9, 2026

ATTENDANCE:

Supervisor Jason Spellicy	Councilwoman Mary Beth McEwen
Councilman Darrin Smith	Councilman Doug Jordan
Town Clerk Carol Huber	Councilman Theodore Learned

CALL TO ORDER:
Supervisor Spellicy called the meeting to order at 6:30 pm. Followed by the Pledge of Allegiance.

Planning Board: Zoning Law update Workshop
Orrin MacMurray, Planning Board Chairman answered questions from the Board on the sections in red for the Draft 4, July 2026 Town of Vienna Zoning Law.

Definitions:
There were a few minor punctuations and spelling errors that were pointed out and will be fixed.
Accessory Apartment, Tiny House and Recreational Camping Vehicle definitions were discussed. Under Recreational Camping Vehicle, "all applicable building codes" was asked to be added.

Establishment of Zones:
The maximum side setbacks of 20 feet were discussed and will be looked at for next round of change requests.

General Regulations:
Short Term Rentals is requiring a good neighbor statement signed by the renter. Some questions were, who creates this statement and, there is no template, so what points to we need to hit. The Board would like to see under this statement the words, "must include" then make a list of points that need to be included. Supervisor Spellicy will email a list of what they would like to see under "must include".

Under the regulations of a Property Manager, the Board would like to change the being physically on premises within 4 hours to 2 hours.

Airstrips:
The Letter A needs to be removed.

Campground Design Standards:
Setbacks were discussed and Mr. MacMurray explained that campgrounds will have one year to comply with setbacks.

Battery Storage:
This section is verbatim of the NYSERDA Guidelines. Mr. MacMurray did send a copy of this to North Bay Fire Chief Joe Matthews to look over. Set backs for battery storage is the same as solar setbacks.

Mr. MacMurray will have the changes made and ready to present to the Board on October 7th at 6:30. If Everything looks ok, they will ask to set the Public Hearing.

EXECUTIVE SESSION:
Supervisor Spellicy made a motion to enter into executive session at 7:49 pm to discuss personnel matters and Councilman Smith seconded the motion.

Voting Record:	Motion Carried
Councilwoman Mary Beth McEwen	Aye
Councilman Doug Jordan	Aye
Councilman Theodore Learned	Aye
Councilman Darrin Smith	Aye
Supervisor Jason Spellicy	Aye

Supervisor Spellicy made a motion to return from executive session at 8:12 pm and Councilwoman McEwen seconded the motion.

Voting Record:	Motion Carried
Councilwoman Mary Beth McEwen	Aye
Councilman Doug Jordan	Aye
Councilman Theodore Learned	Aye
Councilman Darrin Smith	Aye
Supervisor Jason Spellicy	Aye

No Action Taken

Public Comments: None

ADJOURNMENT: Supervisor Spellicy made a motion to adjourn the meeting at 8:13 pm and Councilman Jordan seconded the motion and all were in favor.

Respectfully,
Carol L Huber
Town Clerk