

ZONING RE-WRITE COMMITTEE
September 25, 2018

Present:

Ted Salem, ZBA, Chair
Mark Baumli, Town Board
Jesse Newton, Town Board
Tony Murad, ZBA
Greg Hanna, Planning Board
Wes Powell, Planning Board
David Farren, CAC
Peg Munves, CAC
Jeff Hattat, Deputy CEO/ZEO

The meeting began at 6:30 PM

1. Zoning Map – The committee approved the revised zoning map. Jessie presented his updated revision reflecting that there would be a 1,000' buffer for Commercial – Industrial, Recreational and General; The remaining buffer zones, including Commercial Residential would be 500'. The committee also decided not to add a flood plain overlay to the map, as on the old map it is incorrect. **The flood insurance rates map is the correct source and we will add a reference to that in the code.**

2. Ponds – At Jeff's suggestion, the revised content on ponds will not include reference to fire ponds as this is not a zoning matter and the content may not be accurate.

3. Code Publisher –

The committee continued its first cut review and made the recommended changes to the Zoning provisions:

205-11D - 10 Day Action on a Complaint -- The Building Department wishes to retain the 30 day timeframe in which to make a determination and felt that adding a procedure to notify the parties within 10 days would satisfy the state Town Law requirement. After the meeting, Ted determined that the proposed solution would not remove the conflict. The state Town Law sets a 10 day timeframe for a determination that, if not taken, then three aggrieved taxpayers may institute their own action. This seems unlikely.

205-12 – Notice to abutters of 500' in certain circumstances. Ted was tasked to write a draft. however, the General Municipal Law content on this is tricky and requires more time for review.

205-13E – Flea Market – Revise Use Table such that in each zone, where permitted, review would be SP/SPR. Delete reference to Rtes 20/22 in the code.

205-13E -- Motor Vehicles Sales – retain the reference to “west of Rte 22.” in the code and make a footnote in the Use Table so it is consistent.

205-13E – Small Business Operations – To avoid confusion, delete the content in 15(b) that addresses when a SP may be required and conditions imposed. The Use Table accurately reflects that an SP is always required.

205-17 – Signs – the sign content issue has been addressed in the proposed draft.

205-18 - Solar – The revised permit and other resources should not be included in the code and an editor’s note will suffice; this may require the TB to rescind its previous resolution.

205-20 – Definitions

Subdivision – defer until comprehensive review of chapters 179/205

Telecommunications –Delete the definitions of “cellular tower” and “telecommunications tower” from 205-20 and to add a definition for “telecommunications facility” with reference to Chapter 189.

Group Home – Ted was tasked to come up with a generic definition. Here it is: :
A home where a small number of unrelated people in need of care, support, or supervision can live together, such as children and youth, the elderly or persons with developmental disabilities, subject to the rules and regulations of the governing state agency.

Histories – The committee defers to the Town Board on this matter.

The meeting ended at 8 PM

The next meeting is **Tuesday, October 23 at 6:30 PM.**