

ZONING RE-WRITE COMMITTEE
February 14, 2018

Present:

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

Absent:

Tony Murad, ZBA

The meeting began at 6:35 PM

This meeting was a follow-up to the January 30th Quad Board Meeting and at the request of the Town Supervisor to identify issues and problems that members found within the Zoning Code and Map. The committee proceeded to brainstorm and list out these issues, then organized them into related groupings and along three ratings, namely 1= quick win and should be addressed immediately; 2= more deliberations required, intermediate term; 3= very involved, requiring considerable deliberations, longer term.

The groupings and issues follow. For group 1, one or two members volunteered to take lead and draft a proposed solution to the issue.

Group 1

Unregistered Vehicles: lack of clarity as to the # permitted – Wes
Fencing – lot lines, materials – Jesse and Greg
Ponds – clarify size subject to local regulation and the need for a permit – David and Peg
Signs – share current draft that addresses content neutrality with members – Ted

Group 2

Definitions in general - Jeff
 Farm definition, Junk Storage, Accessory structure
Site Plan Review / Special Permits
 Expedited process for appropriate projects, overlap between SPR and SP standards, need for a single board to administer
Home Occupancy – In general and also HO3
 Address work outside home, clarify “specialized vehicles”
 Address possible conflict with state code

Group 3

Zoning Map

- RA2 vs RA5, especially in the Springs

- Commercial/Industrial Zone borders on secondary roads

- Lack of realistic Commercial/Industrial Space

- Existing non-conforming use / trailer park

- Hamlet overlay

PUD/Floating zone

Subsequent to the meeting, Cissy(per conversation with David) identified another issue, namely application submittal procedure and of abutter notifications. Cissy will take lead on this matter

The next meeting is **Tuesday, March 27 at 6:30**. This is a recurring meeting scheduled for the 4th Tuesday of each month, unless bumped by a special town board meeting.