

Minutes

To: Code Review Committee Members
Village Clerk

Date: 18 December, 2014

Re: Meeting of 11/24/14

by Art Appleby

Village hall, 6 pm

Members present: Appleby, Duff, Kristansen

Also present: CEO Miller, Trustee Kristansen

No minutes could be approved as there was no quorum

Discussion of access to ecode 360 for research. Member Kristansen was told by CEO Miller that Village Clerk Morelli was the person to talk to for instructions on this, while Clerk Morelli has told Member Kristansen that she has no such information. CEO Miller will try to get this information for us.

Resumed work on Chapter 58 Zoning with items that CEO Miller has noticed as problems.

- The definition of “family” needs clarification in light of modern practices. This will be a discussion item for a future meeting.
- The definitions of residential and commercial yards need refining. Member Appleby mentioned as a case in point the pending PB request to the Zoning Board for a definition of the front, side and rear yards of a corner lot so that driveways may be properly regulated. See 58-22-B (i) & (j).
- Why define house types, as in definitions section? These could conflict with the NYS building codes – see definition of basement/below grade living spaces.
- Zoning districts were assigned to members to study, but Industrial zoning is now unassigned because of the resignation of Trustee Hannan. Trustee Kristansen will consider taking it on.

- In the business district regulations, 58-11-A (10) includes the word “dwelling” which is a house in NYS code. In that code, dwelling and dwelling unit are not the same. Also, the maximum number of bedrooms should say “per unit” or “net” per building.
- Section 58-11-A (14) regarding bars and taverns proximity to one another, etc. can not supercede State Liquor Authority guidelines.
- There is no maximum lot coverage for a property in the business district, as there is in both the residential and industrial districts.
- The village makes little use of special use permits. These can be a powerful tool for land use regulation.
- Café regulations need to be revamped.
- The Historic Preservation Board section needs to be moved out of the zoning code. This is recommended by New York State.
- Signs, on the other hand, do belong in the zoning code.
- Regulations for pool enclosures need to be updated.
- Regulations for accessory structures need updating.
- Regulations regarding off street parking need to be redesigned.
- The village needs a modern definition for “all weather dust-proof surface” for driveways and parking lots.
- CRC should ask the Village Attorney to go through the Board of Appeals section for completeness.
- CEO Miller will compare our property maintenance code with that of NYS.

Meeting adjourned 7:00 pm – motion by member Duff, second by member Kristansen

Next meeting will be on Monday, December 22, 2014.