

**MINUTES:** Zoning Advisory Committee

**DATE:** December 9, 2024

**TIME:** 02:00 PM

**MEETING #12**

**IN ATTENDANCE**

From MRB: Shaun Logue. Village Manager: Shari Pearce. Office Clerk: Aimee Doser. Code Enforcement Officer: Mark Mazzucco. Village Mayor Joe Lee.

**BOARD**

Harry Reiter, Ignatius LaDelfa, Laura Pettine, Dave Wright, Kim Fay, Rob Reimer, Larry Speer

**MEETING AGENDA**

1. Tentative Project Schedule

- December 3, 2024 – Village Board of Trustees meeting (No Actions) Informational, did not declare intent.
- December 9, 2024 – Zoning Code Advisory Meeting (Regular Scheduled Meeting)
- January 7, 2025 – Village Board of Trustees Meeting – Will declare intent and send off to the County.
- January 9, 2025 – Lead Agency Coordination Begins – MRB prepares Lead Agency Coordination Packages, and forwards them out to identified agencies.
- January 16, 2025 - Monroe County Planning Board – County Referral Deadline Date
- January 23, 2025 - Monroe County Planning Board Meeting – County Planning Board provides recommendation to Village Board.
- January 27-28<sup>th</sup> – SEQR Package & Documents – MRB provides the DRAFT document for review.
- February 4, 2025 – Village Board of Trustees Meeting – No SEQR Action, coordination ends Feb. 7<sup>th</sup>. Continue Public Hearing to next meeting on March 4, 2025.
- February 7, 2025 – SEQR Lead Agency Coordination Period Ends – All involved and interested Agency comments are due.
- March 4, 2025 – Village Board of Trustees Meeting – Final Approval.
- March 5<sup>th</sup>-12<sup>th</sup> – Environmental Notice Bulletin (ENB) – MRB prepares ENB submission materials (03/05/25), MRB forwards ENB Publication (03/12/25).

2. General Discussion & Next Steps

- a) **Next Meeting #13 – December 30**
- b) Set up Public Meeting 02/18/25

## **DISCUSSION**

Shaun Logue (MRB) started out by stating that Chapter 275 has not been updated since the October meeting because it is at the attorneys, but he sees no objection with the language. The Land Use Table is the only thing that has been updated. Shaun also said that on 11/21/24, he sent the draft to Melissa Keller at the DOS.

Village Manager Shari Pearce stated that she would like our committee to meet with the Village Attorney to discuss substantial changes.

Committee member Harry Reiter stated that, as part of 275-13 C3, he doesn't like Residential Properties now only 10 feet from the road instead of 35 feet, as he feels it is too close and is concerned that there won't be any sidewalks.

After much discussion, it was decided to maintain the 35-foot minimum setback, and Shaun Logue (MRB) stated he would add a footnote for corner lots, as that would also maintain the 35-foot setback.

Committee member Kim Fay asked if we should make it a Special Use Permit.

Shaun Logue (MRB) said we could add that every corner lot would require a Special Use Permit.

Committee member Harry Reiter stated that he is not sure we need to do that.

Shaun Logue (MRB) said that we are trying to eliminate variances though. Special Use permits are easier to get and require renewing, not permanent so it can be changed if not working out.

The committee also discussed at length the Percentage of lot coverage, 275-13 C4.

Committee member Harry Reiter thinks that 70% seems excessive, but is okay with it as long as that is the max.

In section 275-13 E2, the committee decided that 35 feet high for a garage is too large. They would like to scale it down to a 25-foot maximum.

Shaun Logue (MRB) stated that he would like to meet again prior to the January 7<sup>th</sup> meeting to go over these changes.

Committee member Dave Wright discussed what he would like to see in our code about Towers. He has had a Ham Radio system tower on his roof since 1993 and would like to see roof towers permitted without a building permit, but still require some type of formal review. He stated that he would also like the code to state that No roof tower shall exceed 10 feet from roof surface. His ideas will be taken into consideration.

## **NEXT STEPS**

Waiting for feedback from the Village Attorney, and Melissa Keller from DOS.

## **NEXT MEETING**

Monday December 30th, 2024, at 2 P.M.

Respectfully Submitted,

Aimee Doser, Office Clerk