

MINUTES: Zoning Advisory Committee

DATE: May 20, 2024

TIME: 04:00 PM

Meeting #5

IN ATTENDANCE

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

BOARD

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

MEETING AGENDA

1. Welcome & Reminders
 - MRB Updates: Shaun Logue stated that he has a meeting tomorrow with Highland Planning to go over the Public Engagement plan and to send it to the Department of State. Same with the Foundations report.
 - The flyer detailing the Public Workshop has been posted on the Village of Hilton website and Facebook page, and the QR code for the survey is already live as well.
2. Article I – Introductory Provisions
 - Shaun Logue(MRB) said they just did the first round of auditing on Land Use & Zoning. Article I produced very minimal comments, and the updates will be geared towards smart growth in the Village.
3. Article II - General Provisions
 - Discussing Section 275-5 through Section 275-12.
4. Land Uses or Activities Table
 - Reviewed Updated Table: New Uses
 - Discussed Uses Redefined
5. Lot and Bulk Requirements Table
 - This table will be reviewed and discussed at the next meeting and possibly attach to Zoning Codes. Shaun Logue(MRB) would like to first review with Code Enforcement Officer Mark Mazzucco.
6. General Discussion & Next Steps
 - Public Workshop Event #1: June 3rd
 - Next meeting #6
 - Upcoming events

DISCUSSION

Shaun Logue(MRB) stated that once we get data from the surveys that were sent out to Village residents, and the Public Workshop being held on June 3rd, the data can be put together on graphs and shown at the second Public Workshop.

Robert Reimer tried the QR code from his cellphone and it successfully pulled up the 10-question survey.

Shaun Logue(MRB) stated that Article II – the General Provisions, is most important, as only eight of our land uses were defined in the existing codes. MRB added a little over 100 definitions, cleaned up the existing definitions, as well as, a list of light and heavy manufacturing and its uses.

Shaun Logue(MRB) then started the review of the Land Uses Table that he provided to the Committee. The committee looked over some of the definitions and discussed.

Laura Pettine asked about Planned Residential Development Districts(PRD).

Robert Reimer stated they have to be approved by the Attorney General's Office.

Shaun Logue(MRB) said there are specific standards required such as open space, and a very intricate master plan, etc.

Robert Reimer stated that Unionville Station is an example, approved by the State of NY, and that it takes a long time to get approved, even up to 3 years.

Shaun Logue(MRB) Stated that the committee will look at PRDS (Planned Residential District Senior) and Non-PRDS, and their similarities at the next meeting. The zoning map will also be updated as it has not been updated since 2012. The committee will also vote on incentive zoning, and mixed zoning, and it will be updated on the zoning map as well.

Code Enforcement Officer Mark Mazzucco stated that there is a difference between in-law additions and multi-family homes and that there is currently no code to define them so he would like to address that topic and differentiate the two.

Robert Reimer said that in his opinion it makes more sense to limit that code, as well as an Airbnb code, and not leave it open to multiple guest rooms and have to deal with parking etc. He feels it would then be a business, not a bed & breakfast.

Shaun Logue(MRB) said that we can leave it up to the Board to waive some of these standards based on the nature and circumstance of the application.

Laura Pettine stated that we should limit parking, and no street parking to go with that code.

Shaun Logue(MRB) said that this may be better permitted conditionally, or only in light industrial. He said as we get further into this process, we will be better defining the codes, such as, manufactured dwellings (mobile homes), and also updating the code for single family detached home to just state detached. There was also mention of the farm code.

Robert Reimer stated that he would like the code to be more restrictive.

Dave Wright asked if there should be a definition or code on service animals to abide by the state laws.

Shaun Logue(MRB) said that it can be added as long as it is researched first.

Code Enforcement Officer Mark Mazzucco asked how the code will be updated to differentiate major and minor home occupations. Such as if the minor would require a Conditional Use Permit, and what is not required to obtain that permit.

Lot lines and easements were discussed as a group.

Village Manager Shari Pearce asked if it would be beneficial to define corner lot lines.

Code Enforcement Officer Mark Mazzucco stated that yes it would.

Shaun Logue(MRB) said we can define Heavy and Light Manufacturing in the codes, and that all the definitions on the table start with intent. It was then agreed upon by all on the committee, that each member would review the table of definitions and review together at the next meeting.

The Next steps were then discussed, and the meeting was adjourned.

NEXT STEPS

The Public Workshop is coming up on June 3rd. It will be "loose" with information tables and easels, no formal presentation. Results will be sent to committee members afterwards and discussed at the next meeting.

NEXT MEETING

Monday June 24th, 2024

Meeting will open with

- Land Use Definition review
- Public Workshop review