

Meeting Notes

- 6:30 pm
1. Welcome
 2. Revised Articles
 - a. Review of Article I
 - b. Review of Article III
 - i. Don had made the observation that in Section 490-28 A(2) suggested the wording for street widening, required front yards for all uses fronting any state or county highway shall be minimum 65'. Delete this provision.
 - ii. Visibility at intersections. Suggested modifying from 30 to 10 feet.
 3. Use Tables and Bulk/Area Requirements
 - a. Don formatted the use tables into Sections for Residential Permitted Uses and Commercial Permitted Uses.
 - b. Discussion about Principal Building Height, Other Building Height and Accessory Maximum Building Height. Change to 35' in R1 R2 R3. We will do some additional research into whether LD max height should be increased from 20'.
 - c. In LD, if we leave "Other Building Height" need to better define what it means – marine uses? Also, categorize in use table as "restaurants and docking facilities" as something else.
 - d. How does the Village encourage the movement toward smaller dwellings? We propose that the "minimum floor area per dwelling unit" be eliminated, as they are a barrier to a wider array of dwelling units. State building code has provisions about minimum sizes per room that will provide for health and safety.
 - e. Mobile Homes and Manufactured Houses. We will rewrite definitions for them that help to clarify where they're permitted.
 - f. Need to reexamine nonconformity provisions.
 4. Focus Group recap
 - a. We held Focus Groups today, meeting with members of the ZBA, attorneys and business owners. We learned about several issues that they have with zoning that we will incorporate into our running list of issues to address.



5. Upcoming Meetings
 - a. Articles 4 & 5 on 12/8
 - b. Definitions – will discuss in December how to define certain things such as family, housekeeping unit which will help to inform the transient accommodations discussion.

6. Other Comments

8:00 pm 7. Adjourn

Don Poland, PhD, AICP
don@donaldpoland.com
860.655.6897

Nicolette Wagoner, AICP
nwagoner@elanpd.com
917-991-0575

