CODE REVIEW WORKSHOP
VILLAGE TRUSTEES
MAY 20, 2019, 5:00 P.M.

PRESENT:
Mayor Bob Corby
Trustee Frank Galusha
Trustee Dan Keating
Trustee Lili Lanphear
Trustee Renee Stetzer
Attorney Jeff Turner
Consultants John Steinmetz and Molly Gaudioso
Tom Cummings, Chair of the Comp Plan Steering Committee

Call to Order
Trustee Lanphear made a motion to open the meeting, seconded by Trustee Keating.

First item for discussion is the timeline for completion of tasks necessary to finalize the Comp Plan and Zoning Update processes. Ms. Gaudioso presented side by side schedules. The Comp Plan Committee has asked for more time for copy editing. Concerns were voiced about getting everything approved before the expiration date (Oct 14th) of the moratorium. Tom Cummings explained the concerns of the SC and that all the comments and changes from the SC will be sent to the consultants by May 30th. Atty. Jeff Turner stated that any changes can be made right up to the adoption date. Mayor Corby commented that there are legal reasons to stay to the time constraints of the moratorium, and that the Comp Plan can be ammended at any time. Discussion followed on how to best convey the timeline implications to the SC. A few of the milestones discussed are:

May 29th, VB Comments on Code
May 29th, Public Notice for June 24th Public Hearing
May 30th, SC Comments on Plan
June 4th, Preliminary Code Delivered
June 6th, Post Draft of the Comp Plan to the Website
June 24th, Joint Open House & SC Public Hearing for Draft Plan
June 28th, Draft Code Part 4 (Definitions)
July 2nd, SC Resolution of Draft Plan Recommendation w/ Edits Noted sent to the VB
July 12th, Draft Plan & Draft Code Delivered (Include DRAFT SEQR EAF Parts 1 & 2, Coastal Assessment Form, County referral Form, Ag Data Statement) to the PZBA and VB
Legal review from June 6th through adoption
July 23rd, Tentative Public Meeting Trustees #1 and SEQR documentation

PZBA has 45 days from July 12th for SEQR comments. Mayor Corby stated that the Village needs to include the Town in the Green Space part of the Comp Plan.
Next code review meeting will be May 28th. PZBA Chair Justin Vlietstra commented he felt the SC is being pushed too hard and they need to make their own decisions about when they are finished. Mayor Corby stated the Comp Plan will have all the time they need to finalize the Comp Plan. Discussion

followed regarding SEQR and LWRP review timing with the PZBA. Chairman Vlietstra stated the PZBA will hold special meetings to help move things along. If they go parallel then the end date could be Sept 12th.

The meeting was then moved to another room so the PZBA could have their monthly meeting.

Trustees Keating and Stetzer will get together and formulate an entire schedule to send to the Comp Plan Committee.

Part 2 District Regulations

Mayor Corby had a concern the R-3 standards are being extended into R-2; that the setbacks should be according to the extent of the street. Mayor Corby does not want to lose some of the protections we have now in the code, such as the flag lot; that the new regulations protect the Village as a historic landscape. The settlement pattern is still intact. Impervious surface restrictions should be kept there. Our 100-year-old storm water system is at capacity. Discussion about multi-family dwelling and that allowing any conversion to a single-family home will have an impact on the parking and drainage issues. Increased density is implied in the special permit. Accessory dwelling units are different. It is not desirable to have single family homes changed to multifamily homes. There are different opportunities to allow for increased housing. It is also important to have control over college residences moving into the Village. Attorney Turner questioned section 210-20.8 page 10. Parking requirements should be folded in. Be careful about uses and parking requirements. One of our goals all through the code is about the built form of the Village. Some confusion over the nomenclature of the residential districts. Ms. Gaudioso suggested using SFR for single family residential and MDR for mixed density residential rather than R-1, R-2, etc. Trustee Lanphear questioned larger lots. They would be called the low density residential. Trustee Keating questioned section 210-20.10, that it seemed vague. This section will be relocated to the Planned Development section. Attorney Turner questioned screening and buffering – who does the work; needs clarification. For e.g., dumpster screening is addressed by the building inspector; but should be included on all applications so all Boards have that information. Ms. Gaudioso explained the dimensional requirements on page 18 are to give a development pattern that would be contextual to the area. Trustee Keating had questions about B-4, page 16 and 17, why some uses were not included. Ms. Gaudioso stated it was to make is more of a low-intensity use area, sensitive to the residences. Also, to direct higher intensity businesses to the more central business district. In order to protect the character of certain areas you are directing investment to other areas. The connectivity between the B-4 district and the Gateway district is Important and to differentiate between the level of activity will maintain the integrity of the Village. Attorney Turner questioned page 33 under Commercial, Gym or Fitness Club, Recreation Facility, Indoor, and Personal Service should be under Special Permit; also, under Other, Museum or Library. Mayor Corby suggested moving salons to the second story, not in a store front, to make way for niche businesses on Main Street. They were allowed in so there would not be vacancies. Discussion of section 210-22.6 Bulk Requirements, maximum building footprint of 5,000 sf. The point is not to have anything out of scale with the context. Add language about articulation of the pieces or wings, with connections between buildings. No individual piece of a building should be 5,000 sf.

Planned Development

Ms. Gaudioso stated the Performance Overlay District allows for flexibility you're looking for in a planned development that the existing current zoning does not allow for. The context may be applicable for the Schoen Place site to provide flexibility for mixed uses. She will send a draft of the revisions for the next meeting, spelling out specifically the whole review process. You have set aside some considerations of things that could potentially happen there, Erie Canal context, public and open spaces requirements. What's missing from the process is that you are not looking at a site plan as well as the rezoning in the right context. This new section talks about the preapplication conference, allows for subdivision review to happen along side site plan review, and provides for the PZBA to review the site plan of this PD area and issue a decision that does not become final until the HPB issues a COA and the Village Board approves the PD. The Performance Standards are left in. Mayor Corby stated the public realm must get something good in return. Trustee Lanphear questioned whether consultants are covered and that those expenses are paid by the applicant in this section. Ms. Gaudioso explained that is covered under the Application Review section. Discussion followed about the preapplication conference process, and that's the time to explain to the applicant what consultants may be needed. Mayor Corby suggested making this section of the code a Type I and will send it to Ms. Gaudioso in an email. She explained what triggers a Planned Development review.

Mayor Corby made a motion, seconded by Trustee Lanphear, to adjourn the meeting.
Respectfully submitted,
Jo Anne Shannon, Recording Secretary.