



Town of Mount Hope Comprehensive Plan Update



Comprehensive Plan Update Committee (CPUC) Committee Meeting #10

Mount Hope Town Hall
Friday, September 8, 2017

Meeting Notes

The following members of the Comprehensive Plan Update Committee (CPUC) were present:

- Dominick Cambareri
- Daniel Golebiowski,
- Matthew Howell,
- Lee Runnalls, and
- Ike Palmer

Also in attendance were:

- David Bavoso (Town Attorney), and
- Michael Welti (B&L)

The meeting began at 3:00 PM. Mr. Welti welcomed everyone, reviewed the meeting agenda (attached), and began discussion of committee business.

Committee Business

The Committee reviewed the notes from its last meeting (May 18th) and agreed that they were complete. The notes will be posted on the comprehensive plan page of the Town's website.

Final Draft Comprehensive Plan (August 2017)

Mr. Welti handed out copies of the Final Draft Comprehensive Plan (dated August 2017) to the Committee. He noted that the changes discussed at the last meeting were made and that edits/refinements were completed. The members of the Committee were pleased to receive the final draft.

Mr. Welti asked the Committee to review the document carefully over the next few weeks and said it would be helpful if any additional questions or suggestions could be emailed to him by October 12th (one week prior to the next scheduled Committee Meeting). At the meeting on October 19th, once all of the members' suggestions are considered, the Committee could agree to make the draft document available for public review. A public hearing, as required by law, could then be scheduled for mid-November. Following its public hearing, the Committee would be in a position to approve the draft and recommend that it be forwarded to the Town Board for adoption.

Zoning Amendments

The Committee reviewed a draft version of the Zoning Map. Following discussion at the last meeting, B&L revised the boundaries of the Office, Research, Industrial Park (ORIP) District. The draft map showed what these changes would look like. For example, small residential parcels along Bull Road and the parcels that comprise Wessels' Farms were no longer shown as part of the ORIP. Instead, the draft map showed these as part of the Residential Agricultural (RA) District. The Committee considered additional ideas, such as combining the portion of the ORIP east of Town Hall with the adjoining Local Business (LB) District. The remaining area along Old Mountain Road was also discussed. One suggestion was to simply combine this area into the zoning districts that adjoin it – the RA District and the Resource Preservation (RP-1) District. Another idea was to change the parcels along Old Mountain Road to LB. In either of these scenarios, the ORIP District would no longer exist.

Following discussion of the Zoning Map, Mr. Welti handed out a sample conservation subdivision law from the Town of Canandaigua. He reviewed the document and answered questions from the Committee. For example, the Canandaigua law requires that the allowed density of a proposed conservation subdivision be determined by a density calculation. Some communities utilize what's known as a Yield Plan instead. Mr. Bavoso noted that the Town of Waywayanda utilizes the Yield Plan approach. Mr. Welti will look at the Waywayanda law. Following some discussion, members of the Committee thought that including both options might be the best approach for Mount Hope. Other provisions that were discussed as the Committee reviewed the sample law were the necessity of a site walk as part of the Planning Board review process, the percentage of land required to be preserved by conservation easement, and others. Mr. Welti noted that this discussion will help him as he works to craft the conservation subdivision provisions in Mount Hope's draft regulations over the coming weeks.

Next Committee Meeting

The next committee meeting was scheduled for Thursday, October 19th (5:00 PM at Town Hall).

Public Comment

There were no public comments.

Adjourn

There being no further business the meeting was adjourned at about 4:30 PM.



**Town of Mount Hope
Comprehensive Plan Update
AGENDA**



**Comprehensive Plan Update Committee (CPUC)
Meeting #10**

Mount Hope Town Hall
Friday, September 8, 2017 - 3:00 PM

1. Welcome and Agenda Review

2. Committee Business

- Meeting notes from May 18th
- Project website

3. Final Draft Comprehensive Plan

- Committee review by _____
- Make available to public

4. Zoning Amendments

- Zoning Map
- Conservation Subdivision

5. Next Committee Meeting

- Thursday, October 19th

6. Public Comment

7. Adjourn