



## **Town of Mount Hope Comprehensive Plan and Zoning Update**



### **Comprehensive Plan Update Committee (CPUC) Committee Meeting #13**

Mount Hope Town Hall  
Thursday, February 15, 2018

#### **Meeting Notes**

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

- Dominick Cambareri,
- Daniel Golebiowski,
- Matthew Howell,
- Wayne Howell, and
- Ike Palmer

Also in attendance were:

- Julie Musial (Building Inspector),
- David Bavoso (Town Attorney),
- Michael Welti (B&L), and
- Robert Murphy (B&L)

The meeting began at 5:00 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 (December 21<sup>st</sup>). Mr. Palmer identified one typographical error on the top of page 3. With that change, the Committee agreed that the notes were complete. They will be posted on the comprehensive plan page of the Town's website.

Mr. Welti informed the Committee that this will be his final meeting with them as he has decided to leave B&L for a position with the Town of Poughkeepsie. Bob Murphy and Chuck Voss will be working with them to complete the zoning update over the next three or four months.

#### **Final Draft Comprehensive Plan**

Mr. Welti noted that following the Committee's vote to approve a resolution forwarding the Final Draft Comprehensive Plan (as amended) to the Town Board for adoption at the CPUC Meeting on December 21<sup>st</sup>, B&L made the agreed-to revisions to the document and sent the final version to the Town Board. B&L also prepared a Full Environmental Assessment Form (EAF) related to the adoption of the plan for the Town Board's consideration, and worked with Mr. Bavoso and the Town

Supervisor to schedule the Town Board's public hearing and to refer the draft plan to the Orange County Planning Board in accordance with General Municipal Law. The Town Board public hearing will take place next Tuesday, February 20<sup>th</sup> at 7:30 PM. Depending on the outcome of the public hearing, and pending receipt of comments from Orange County, the Town Board is likely to vote on whether to adopt the Comprehensive Plan at its first meeting in March. Mr. Welti asked Mr. Howell and Mr. Cambareri whether the Town Board would want a summary presentation prior to opening the floor for comments at the public hearing on Tuesday. They agreed that a presentation would not be necessary. However, Mr. Welti will attend the public hearing in case there are questions from the public or the Town Board.

### Zoning Amendments

The Committee reviewed a revised version of the preliminary draft zoning map. Mr. Welti noted the changes that B&L made based on the Committee's discussions at the October meeting.

Discussion focused on the boundaries of the LB District. Because single-family residential is allowed alongside commercial uses in the LB District, this designation is considered appropriate for the two hamlet areas, for the small commercial area along Grange Road, and for portions of the Route 211 Corridor east of the Village. The new B-1 District - that replaces portions of what was the ORIP District (which will be eliminated) - will not include residential. The Committee decided that the B-1 designation would be appropriate for remaining commercial portions of the Route 211 Corridor east of the Village, and for an area north of the Village on the west side of Old Mountain Road. Finally, the Committee discussed the area that is currently zoned as SR-2 Medium Density Residential District. Made up of two large parcels immediately east of the Village and virtually surrounded on three sides by commercial zoning, it was suggested that providing more options for uses in this area might make it more attractive for development. The Committee decided to change the name of this district to LB-2 and to combine all of the commercial uses allowable in the LB District with the somewhat higher density residential uses currently allowed in the SR-2 in this new LB-2 District.

The Committee also reviewed the Use and Bulk Tables for the LB District and the former ORIP District (now the B-1 District). It was decided that the uses in the LB should remain the same. The uses in the former ORIP would be modified somewhat in the table for the new B-1 District. Limited, non-nuisance industry, which is not defined in the current zoning code, will be removed from the list of Principal Uses. Non-nuisance industry will remain a Conditional Use but a definition will be crafted. Several uses will move from Conditional Uses to Permitted Uses, including restaurants, retail store or office for business and professional use, and personal service store such as a barber, beauty parlor, or dry-cleaning shop. Printing and publishing plants will be removed from the list of Conditional Uses, and a limit to the allowable square feet of a warehouse will be proposed.

The Committee looked at the Use and Bulk Table for the RA District and suggested that some provision for the processing of agricultural products on farms should be added to the list of Conditional Uses.

Mr. Welti reviewed two new sections of the draft zoning text (work in progress) with the Committee. The first section, which has been inserted into Article IV, Regulations for All Districts, is entitled Conservation Subdivisions. Mr. Welti pointed out that the current draft includes various provisions that were discussed at previous meetings. Conservation subdivisions would be required for all “major” subdivisions (5 lots or more from a “parent parcel”), and density would be determined utilizing a “yield plan” approach. Mr. Welti noted that the latter provision is a change from what he previously suggested. Given that the Town would like to continue utilizing the soil-based density calculation system in the current zoning, a Yield Plan approach to calculating density in a conservation subdivision would make better sense for Mount Hope.

The second section, which has been inserted at the end of Section 250-42, includes special standards for Accessory Apartments. Mr. Welti noted that Accessory Apartments would need to be added to the Area and Bulk tables for various districts – probably for RP-1, RP-2, RA, SR-1, LB, and the new LB-2 (which replaces the SR-2). The committee reviewed the proposed text for accessory apartments and was generally satisfied with the various provisions. It was agreed that subsection AA(1)(c) would be revised as follows – “The number of bedrooms in the apartment shall not be more than ~~one~~ two.” Also subsections AA(1)(g) and (h) would be revised to require an engineer’s report and Orange County Health Department certification of the adequacy of well and septic systems.

Finally, the Committee discussed other sections of the Zoning that still need to be updated. The definitions section (250-4) and the sign section (Article VII) will need attention. In terms of the sign section, the Town would like to beef up the language that they currently have but they do not want to make this section overly complicated. Primarily, they are concerned about the commercial signage. It was also noted that David Bavoso has drafted some proposed language regarding temporary signs. B&L should look at this and incorporate it into this section.

Ms. Musial asked about regulations regarding AirBnB. The Committee briefly discussed the AirBnB issue, noting that the new casino in Sullivan County may increase the number of short term rentals in Mount Hope. This is an evolving area of land use law, and one that the Committee and B&L will monitor to determine whether and how to incorporate appropriate language into the Town’s code.

#### Next Committee Meeting

The next committee meeting was scheduled for Thursday, March 29<sup>th</sup> (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 6:45 PM.



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



**Comprehensive Plan Update Committee (CPUC)  
Meeting #13**

Mount Hope Town Hall  
Thursday, February 15, 2018 - 5:00 PM

**1. Welcome and Agenda Review**

**2. Committee Business**

- Meeting notes from December 21<sup>st</sup>
- Project website

**3. Final Draft Comprehensive Plan**

- Town Board public hearing – February 20<sup>th</sup>, 7:30 PM – presentation?

**4. Zoning Amendments**

- Review revised Zoning Map
- Review uses in the LB and “B-1” Districts
- Draft Zoning Text (work in progress) – conservation subdivisions, accessory apartments, etc.

**5. Next Committee Meeting**

- Thursday, March 15<sup>th</sup> or March 29<sup>th</sup>, 5:00 PM

**6. Public Comment**

**7. Adjourn**