



Town of Mount Hope Comprehensive Plan and Zoning Update



Comprehensive Plan Update Committee (CPUC) Committee Meeting #14 Mount Hope Town Hall Thursday, March 29, 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)
- Robert Murphy (B&L)

Members of the public:

- Kathie Yedziniak
- Unnamed

The meeting began at 5:00 PM. Mr. Murphy welcomed everyone, reviewed the meeting agenda (attached), and began discussion of committee business.

Committee Business

The Committee reviewed the notes from its last meeting (February 15th). The Committee agreed that the notes were complete. They will be posted on the comprehensive plan page of the Town's website.

The overall project schedule remaining was discussed.

- Complete Draft Amendment Code – May 2018
- Conduct a Public Meeting – June 2018
- Finalize Code – July 2018
- SEQR & Adoption – August 2018

Final Draft Comprehensive Plan

The Town Board adopted the Comprehensive Plan on March 5, 2018. A link to the adopted plan will be placed on the Town's project web page. Meeting dates will be updated as well as the listing of Bob Murphy as the Project Manager.

Review of Previously-discussed Zoning Changes

Using the February Meeting Minutes as a guide, the Committee reviewed the progress of desired zoning code and map changes. These topics included:

- The replacement of the ORIP Zoning District with the B-1 District.
- Establishment of the LB-2 District
- Adding specificity to definitions such as “limited, non-nuisance industry”
 - o Bob Murphy will share example definition from Town of Montgomery
- Moving service and retail uses under the B-1 from conditional to permitted
- Allowing for “processing of agricultural products produced on site” in the RA District
- Adding “accessory apartments” in RP-1, RP-2, RA, SR-1, LB, and LB-2 and requiring an engineer’s report and OC Health Dept. certification on the adequacy of well and septic systems
- Temporary signs regulation with an example drafted by David Bavoso. Bob Murphy will distribute this drafted language

Newly-discussed Zoning Changes

* Air BnB

The Committee discussed the increasing prevalence of AirBnB issues, especially in light of smart phone technology and the arrival of the casino in Monticello. Existing bed-and-breakfast state and local legislation was discussed along with holes in such regulations. D. Bavoso proposed treating AirBnBs as a “Tourist Home” as other communities have done. This provides for registration and annual inspection.

Other discussion on AirBnB:

- Air BnB Definition – Do single family rentals need to be subject to conditional use? - Yes, treat as conditional use. Annual review of special use permit.

* Home Occupations – Annual SUP review.

* Day Care – Missing from code currently. SUP needed but grandfathered in. Incorporate annual review of SUP

* Temporary storage of earthmoving equipment – requires an SUP

* Provisions for two single family residences on the same lot:

- D. Bavoso provided draft language from the Town of Wawayanda
- Two single family residents on the same lot – allowed conditionally if you prove you can legally subdivide to code specifications
- Where should this go in code listed as a conditional use: RP-1, RP-2, RA, SR, LB-1, LB-2. [All but B-1]

* Solar Code Revisions – David suggested moving this section of regulations into the Zoning Law

- General Rule: 5 Acres of panels per MW
- Setbacks – Add 100 Ft. to each respective zone setback
- Lot Coverage – Send to all
- Is there a way to limit accumulated Town-wide total?
- What about tree clearing? DEC SEQR Compliance - 20 cords+ requires a FEAF
 - o Logging permit requirements

Actions:

- B. Murphy to draft and send out meeting minutes from 3/29 in advance of next meeting
- B. Murphy to distribute to Committee:
 - o “Limited, non-nuisance industry” language from Town of Montgomery
 - o Drafted signage regulation language from D. Bavoso.
 - o Draft changes to code language and Use and Bulk Tables
- B. Murphy to update date of next meeting on project web page
- B. Murphy to arrange for Comp Plan to be posted project web page
- B. Murphy to add Town Building Inspector Julie-Ann Musial to Committee mailing list

Next Committee Meeting

The next committee meeting was scheduled for Thursday, May 3rd (5:00 PM at Town Hall).

Public Comment

- * Owner Occupied –
- * Temporary Signs – Large political signs are a problem – limit on size and duration
- * Solar – Who did solar farm on Rte 1? NRG?
 - Concerned about view disturbance and tree clearing. Visual Impact Assessment, or screening requirements
 - Brush Fires
 - Clear-cutting
 - Violations and Redemption
 - Lot coverage/Acreage
 - Letter of credit regarding dormancy

Adjourn

There being no further business the meeting was adjourned at about 6:45 PM.