



Town of Mount Hope Comprehensive Plan and Zoning Update



Comprehensive Plan Update Committee (CPUC)
Committee Meeting #15
Mount Hope Town Hall
Thursday, May 3, 2018

Meeting Notes

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

- Dominick Cambareri,
- Daniel Golebiowski,
- Matthew Howell,
- Wayne Howell, and
- Lee Runnalls

Also in attendance were:

- David Bavoso (Town Attorney)
- Robert Murphy (B&L)

Members of the public:

- Kathie Yedziniak
- Unnamed (2)

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

Committee Business

- Wait until next meeting approve the March 29 Minutes (Meeting #13)
- Committee Members had difficulty accessing PDF and .docx documents distributed by Bob M. (B&L). He will resend under different file formats.

Zoning Code Amendments

- Business-1 (B-1) District: pull parameters of non-nuisance industry from Montgomery (T)
 - o "4 employees max at one time"
- Bob M. (B&L) to send out updated Mt Hope Zoning Code Bulk and Use Table to Committee for their review
 - o Change maximum size of a warehouse as an accessory use in Zoning District B-1 from "4 truck docks or less" to "20,000 sq. ft."
 - o Change minimum Both Sides setback in Zoning District B-1 from "60 ft./80 ft.**" to "75/100**" for principal uses 1-7 and for conditional uses 1-9.
 - o Change minimum Both Sides setback in Zoning District B-1 from "200 ft." to "250 ft." for conditional uses 11-17
 - o Change Percent Coverage in Zoning District B-1 from a decimal (0.2) to a percentage (20%) for conditional uses 11-17.
- Inflatable arm-waving Advertising Balloons – these are significantly distracting to motorists.
 - o How should these be regulated?
 - Code for "Permanent signage"

- “Motion-objects” are too distracting to drivers
- Changes to Temporary Sign Code – see David Bavoso’s proposed changes
 - o Committee approves addition of this section to the draft code.
 - o Section D(2) – change max size for temp sign announcing anticipated occupancy from 24 sq. ft. to 32 sq. ft.
 - o Section D(3) – change max size for temp sign announcing special sales or events from 24 sq. ft. to 32 sq. ft.
 - o Add a stipulation for all temp signs to be “properly anchored or mounted”
 - o Section D(5) – add a max size for temporary political signs of 32 sq. ft.
- Example Code from the Town of Wawayanda regarding two single family homes on a single lot
 - o Julie Musial (Town Code Enforcement) wanted to see an example of this to enable property owners to build homes for children/parents without incurring the increased fees and taxes associated with formal subdivision.
 - o This Code requires property owners wishing to do this to prove to the Planning Board that the newly constructed home would meet subdivision requirements for setbacks/bulk if the property formally went through that process. This way, future subdivision would be legally possible if the property owner wishes to sell or subdivide at a later date.
 - o Committee approves addition of this section to the draft code.
- Example Code from the Town of Greenville regarding “tourist homes” and the AirBnB phenomenon.
 - o How best to accommodate the demand for this use without the intensity of use slipping into something akin to boardinghouses or dormitories
 - o Need to add a definition for “tourist homes”
 - o Add “tourist homes” to the list of uses requiring a permit issued by the Town Building Inspector under Greenville’s example Code Section 205-36.
 - o Committee approves addition of this section to the draft code.
- Accessory Apartments
 - o Mike Welti (B&L) had drafted up a section based on Committee discussion. This was distributed in February.
 - o Bob M. (B&L) will redistribute for review by Committee.
- Example Solar Code from the Town of New Windsor
 - o Dimensions for access to roof-mounted panels included in this code – is it also included in the NYS Model Code for Solar?
 - o Difference in lot coverage (85%) and minimum lot size. How does that work?
 - o Regarding decommissioning
 - Contract in place via permit approval between Town and property owner
 - Preference for an escrow over a stipulation for a letter of credit
 - D. Bavoso said that for the purposes of the Code, simply stating that terms for decommissioning are “acceptable to the Town” is enough
 - o Regarding clear-cutting and set-back requirements
 - See Town of New Scotland Solar Code example for their berm screening requirement

- Day Care
 - o Require that permits from NYS be provided to the Town Planning Board. This will ensure that the Planning Board and Code Enforcement are continually informed about the magnitude of Day Care services on a property.
 - o Are day cares regulations governed as a home occupation?
 - Check NYS Regs for what defines a “day care” vs. someone babysitting. At what amount of kids does it become a day care?
- Indoor Amusement Establishment (i.e. batting cages, bowling alleys, laser tag, etc.)
 - o We need a definition for this.
- Temporary Storage of earth-moving equipment
 - o We need a definition for “earth-moving equipment”
 - o How should it be regulated?
 - # of pieces
 - Type of pieces
 - Duration of storage
 - Permitted in Zones: B-1, LB-1, and LB-2
- Bob M. (B&L) to print off five (5) copies of new Zoning Map

Public Comment

- Definition for “mobile home” (not “Mobile Home Park”)
 - o What is the definition? Is it banned?
 - o Committee: we need a definition for a singular “mobile home”.
 - Currently there are not provisions to allow them anywhere right now.
 - Definition should be mindful of differences between “mobile”, “modular”, and “manufactured” homes.
 - o Committee: we have to allow them somewhere as per statute under the Federal Manufacture Housing Act. It would make sense in the LB-1 district where “mobile home sales lot” is already permitted.
 - o Are tie-downs and slabs currently required? Check with Julie Musial
- How does the Code currently handle flag lots?
 - o We need to revisit how the Committee and Mike Welti (B&L) handle them in the Conservation Subdivision Regs.
 - o Bob M. (B&L) will re-distribute.

Next Steps

- Next Committee Meeting – June 28, 2018 at 5pm
 - o B&L to distribute several files and researched items in advance of the meeting
 - Using older file formats to better enable access for Committee Members
- Next Public Meeting
 - o In late July or August

Adjourn

- Meeting adjourned at 7:10pm.