

Progress Report on Evaluating Draft Code by the ZUAC
(Town Board Meeting with the ZUAC 5/19/25)

Subcommittees formed to do a deeper drive into topical reviews of the draft code

Marked up Google document of Current draft code contains comments inserted from Design Subcommittee members and Definitions Subcommittee members so all notations for discussion/further review and possible recommendations/changes are in one place. (available in late Sept/early Oct)

Residential zoning code review, identified issues:

1. House Size: Current code using Gross Floor Area and sky plane is problematic. Need a better method to achieve same goals of preventing overdevelopment of residential lots; Bruce, Pat and Leslie are working on this
2. Uses permitted in accessory structures need to be updated (ZBA/LKW submitted list)
3. Allow B&B's as of right along Rt 25 and CR 48 and in business zones, hamlet centers/HALO zones without owner occupancy to provide more options for tourists other than Air B&B's/short term rentals?
4. Accessory Dwellings and Apartments
 - Are being evaluated relative to NYS Building Code and ADA compliance
 - Accessory apartments in accessory structures not being transferable to a new owner is problematic
 - Identify impediments to creating ADU's and affordable housing
5. Non-conforming residential lots: develop bulk schedule for lots less than 40,000 S.F. ((using R40 bulk schedule creates need for excessive variance relief)

Commercial zoning code: currently under review by Design Subcommittee, identified issues:

1. Design: assess building length and design elements to maintain scale, visual buffers and suitable locations for large business uses (contractors' yards, garden centers etc.) and parking requirements for different uses
2. Uses: Review maps of zoning districts for permitted uses and propose new uses in commercial zones
3. Non-conforming commercial lots: balance protecting property rights with the goal of eliminating non-conforming uses in various zone districts

CONTINUING ANALYSIS:

I. Determine how the proposed draft code is consistent with the Comprehensive Plan by how it:

1. Creates more diverse community housing choices and opportunities
2. Limits the scale, size and footprint of residential and non-residential structures to prevent overdevelopment of lots and maintain community character
3. Supports existing and new business and employment opportunities
4. Updates the list of permitted accessory uses in accessory structures in residential, commercial/business and agricultural zones
5. Supports agriculture and maintains rural character
6. Simplifies town government approvals processes
7. Makes the zoning code easier to use and understand

II. Evaluate details in the code and, where needed, provide proposed improvements and changes to support items 1-7 listed above

(LKW 8/19/25)