

**Village of Athens Zoning Review Committee**

Minutes from meeting on July 17, 2008; Committee members in attendance: Denise Hartman, Chris Pfister, Tim O’Leary, and Mark Levanway.

Recommended Changes to the Proposed Zoning Code:

**92-1. PURPOSE**

N. Additional purpose statement to read: To promote energy efficient development in the Village.

**92-4. INTERPERTATION OF ZONING BOUNDARIES**

F. Add: Where individual lots overlap two separate zoning districts, the Zoning Board of Appeals shall interpret permitted uses.

**92-8. OS/C OPEN SPACE/CONSERVATION DISTRICT**

A. Insert: because of their natural character to the description of the OSC district on line two following the word that.

**92-9. RL LOW-DENSITY RESIDENTIAL DISTRICT**

A. Committee had a discussion concerning accessory apartments and whether this might change the character of neighborhoods. Discussed removing the clause or added to from the definition and adding to it the word preexisting before accessory structure. No firm conclusion made at this time.

**B. PERMITTED USES SHALL BE AS FOLLOWS:**

**92-9.B.4** – Recommend removing definition of Forestry in this proposal and replace with: The science art and practice of creating, managing, using and conserving forests and associated resources for human benefit.

**92-9.B AND 92-9.C (Special uses should be as follows)**

**B.5 and C.8** – Discussion of home occupations, low and major impact. It was felt that these definitions may be too restrictive. Many people are involved in home occupations and we did not want to discourage it. Recommend removing from low impact definition the prohibition against customer or clients entering the premises and replace with the clause: and shall allow only occasional customer and client to enter premises. Also, in the major impact definition, some provision should be made for allowing some exterior evidence of a secondary use, such as contractor’s equipment, without it

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Also, in the major impact definition, some provision should be made for allowing some exterior evidence of a secondary use, such as contractor’s equipment, without it becoming excessive and turning the site into a commercial or storage site. Wording for this is not completed.

**92-9.C. SPECIAL USES SHALL BE AS FOLLOWS:**

**92-9.C.3** – Delete hospitals and convalescent; add assisted living facility and adult home.

**92-9.C.6 &7.** – Discussion held on mobile home parts and their appropriateness in this district. This will require further discussion. Mobile homes and Mobile home parks have been a permitted use under the existing law.

**92-9.C.9** - Housing for the Elderly – Remove from definition: within a townhouse or multifamily dwelling. Neither townhouses nor multifamily dwelling are permitted uses in this district, therefore Housing for the elderly could not be permitted without this change. Housing for the elderly may be constructed as single or two family dwellings with this change. Housing for the elderly is needed in Athens.

**92-9.D. MINIMUM LOT SIZED SHALL BE AS FOLLOWS:** Discussion concerning changing minimum lot sizes. Raising minimum size for lots with water and sewer, and possibly changing others as well. No conclusion. Chairman Levanway will consult with Nan Stolzenburg to determine how their recommended lot sizes were derived. Were they based upon NYS Dept. of Health recommendations?

**92-9.I EXCEPTIONS TO SETBACKS:**

**B.** Fences – Change to read .... But shall not be higher than 4 feet in front yard and side yards facing streets. (I.e. corner lots)

Meeting adjourned. Next meeting Thursday, August 21, 2008 at 6:30 pm.

CC: Andrea Smallwood