

Village of Athens Zoning Review Committee

Minutes from meeting on August 6, 2009

Committee members in attendance: Margaret Moree, Chris Pfister, Denise Hartman, Tim O'Leary and Chairman Mark Levanway.

Meeting called to order at 6:44 pm by Chairman Levanway.

1. The minutes from the July 16, 2009 meeting were approved. Margaret Moree will submit to Nan Stolzenburg for posting.
2. The Committee received a copy of a letter addressed to the Mayor from the Village of Athens Planning Board expressing some issues it has with the current zoning code related to exterior painting and asking the Village to keep their concerns in mind as draft changes to the code are considered.
3. Mr. Levanway has completed revisions to the proposed district boundary map to reflect changes made as a part of the Committee's deliberations. He will be asking Nan Stolzenburg to produce a new draft map with appropriate shading to reflect the ZRC recommendations.
4. The following revisions to Section 92-24, Commercial Design Standards were proposed:
 - §92-24(A)(1): delete the last two sentences.
 - §92-24(A)(2): delete the entire second sentence.
 - A definition for "commercial building" needs to be developed and included in the definition section, when that review is undertaken.
 - §92-24(A)(3): replace the word "development" with "structures"; delete the word "respected"; and replace the word "buildings" with "structures".
 - §92-24(A)(4)(c): delete entire section and replace with "In the Historic District, parking areas in front of the structure should be discouraged. If permitted, such parking areas shall be encouraged to have a vegetative buffer of sufficient density to screen the parking lot.
 - §92-24(A)(4)(d): replace the word "residence" with "structure"; replace the word "principle" with "principal".
 - §92-24(A)(4)(e): Delete all text after the first two sentences.
 - §92-24(A)(5)(a): Delete the word "exposed"; delete the parentheses.
 - §92-24(A)(6)(a): Delete the last sentence.
 - §92-24(A)(6)(d): Replace sentence with "The front façade shall not be a blank wall."
 - §92-24(A)(7)(d): Delete the words "pent roofs".
 - §92-24(A)(7)(e): Delete the word "different".
5. The following revisions to Section 92-25, Supplemental Regulations for Specific uses were proposed:
 - §92-25(B)(1): Replace the opening sentence with "All accessory apartments and conversions of single to two-family residences in any

zoning district where allowed as a special use shall require a special use permit from the Village of Athens Planning Board."

- §92-25(B)(1)(c): Replace the word "addition" with "alteration."
- §92-25(B)(1)(d): Delete the word "utilized" on Line 2; Delete the entire second sentence.
- §92-25(B)(1)(e): Delete; renumber subsequent subsections.
- §92-25(B)(2)(c): After the word "or" replace text with "shall be a minimum of three hundred twenty (320) square feet and a maximum of eight hundred (800) square feet, whichever is the more restrictive."
- §92-25(B)(2)(i): Delete entire sentence.
- §92-25(B)(3)(a): Delete all words following the phrase "single lot" on Line 2.
- §92-25(B)(3)(d): Replace existing language with "The total square footage of an accessory apartment shall be a minimum of three hundred twenty (320) square feet and a maximum of eight hundred (800) square feet."
- §92-25(B)(3)(e): Delete the words "in an accessory structure".
- §92-25(C)(2)(d): replace "one hundred forty-four (144)" with "forty-eight (48)" to be consistent with Local Law 1, 2008.

The ZRC will continue its review of §92-25 at its next meeting.

Meeting adjourned by Chairman Levanway at 9:15 pm.
Next meeting is August 20, 2009 at 6:30 pm.

CC: Andrea Smallwood, Mayor