

Village of Perry, New York

Zoning Ordinance Update

Zoning Committee #2 Meeting Notes

8/25/16

Attendees

Rich Eliaz
Dana Grover
Stan Mackay
Melissa Hennen
Rick Hauser
Bridget Givens
Brian Parker
Nicolette Wagoner
Don Poland

Absent

Daryl McLaughlin
Eleanor Jacobs

1. Welcome
2. Meeting Notes – Notes from 1st meeting approved. Nicolette will coordinate with Terry to post them and other information about the project on VOP website.
3. Diagnostic Report & Reorganization – (post Diagnostic online)
 - a. Reorganization/a good first step when rewriting zoning regulations. Don walked through the existing articles and their functions. Articles I-VIII – we are proposing to introduce new sections but same number of articles, and are grouping items together to make them simpler and user-friendly.
 - b. Regulations have already been reorganized into this format (working draft.)
 - c. Rich Eliaz asked if we would include any regulations for solar access. Nicolette has a NYSERDA presentation regarding solar/NYS model solar zoning law/ag districts.
 - d. Don added “General Interpretation” and “Interpretation of Terms” sections as placeholders.
 - e. Need to consider “keyhole development” in Lakefront District. Almost all of the Finger Lakes are state-owned water, but Silver Lake is not. May be a good idea to regulate some of the waterfront access. We will look at Canandaigua and Conesus for regulations. Town of Castile wrote an effective docking and mooring regulation.



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- f. If there are other issues that need to be considered, ZC members let us know and we'll put in a placeholder.
4. Use Tables
- a. Organizing these tables is a good way to start analyzing districts and think about consolidating or differentiating them.
 - b. Residential districts are straightforward, uses within them are fairly common. Lake District is different because of lot sizes and some commercial uses are allowed.
 - c. Bulk and area tables are pretty standard. In R-1 zone, principle building height of 30' then "other" building height of 40.' However, code does not contain a definition for "other building height." Historically, there may be an ag background to this – perhaps this allowed for barns or silos?
 - d. Bulk and area tables have 21 footnotes – ultimately it would be good if this has only 5-7 footnotes. Some areas where we may be able to work on this – rewriting buffer sections in residential property, as buffer provisions are missing. Perhaps in Article 3 (general provisions) or 7 (site design standards) we could add a buffer provision, either in text or table form. Don cited example in CT where buffers were required on a sliding scale and required distance could be less with planting, screening, plantings, etc.
 - e. Commercial permitted uses: formatted into the bulk and area tables. Instead of specific uses such as "Telephone Exchanges" perhaps come up with utilities/sub-uses for those public services.
 - f. Need to ensure that upper-story apartments are allowed in downtown.
 - g. "Game parlors" refer to bingo? Billiard halls? Definitions for game machine, game room, but not game parlor.
 - h. Farming operations and activities are discussed, sale of farm equipment is allowed but farming and agriculture are not expressly permitted in zoning. Possible that it was dropped when the AR zone was deleted. Look at definitions of farms, farming, etc. Zoning has provisions for farms but not for agriculture. Farms vs farmland – definitions.
 - i. Kennels – need to define?
 - j. Expand day care definitions?
 - k. We will clean up these categories and uses. Headings will say, for example – retail and service – with some examples for each. Include a provision for the Board to have discretion to allow similar uses/categories. No need to include every possible use under the broader categories.
 - l. We will discuss parking tables at a future meeting.
 - m. Also need to look at minimum square foot requirements, numbers on bulk/use. Are minimum sf requirements needed? Check out requirements for apartments, bedrooms, etc. Village wants to develop areas in a way that encourages a variety of housing types, doesn't stifle development initiative/creativity. Need to discuss what types of residential the Village wants to allow and how they want to allow it – i.e. allow apartments without



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allowing 50-story apartment towers. Define rooming house, boardinghouse, transient accommodation, bed and breakfast?

5. Public Outreach – Focus Groups
 - a. Planning Board
 - b. ZBAs
 - c. Heavy users: developers, architects, engineers, etc.
 - d. Landlords

6. Schedule
 - a. Article 1,2,3 – we'd like to go through and redraft those for their review for 10/20 meeting. We will send them tracked changes versions a week ahead of time.
 - b. Articles 4,5 for December
 - c. Articles 6,7,8 for January.

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