

ZONING RE-WRITE COMMITTEE
MAY 23, 2017

Present:

Mark Baumli, Town Board
Cynthia Creech, CAC
Tony Murad, ZBA
Wes Powell, Planning Board

Agenda subject: SPR, Zoning Ordinance chapter 205-14, expedited process for less involved projects. Discussion opened at 6:10 p.m. All present participated in the discussion but Tony lead the direction of same.

Tony: Feels no need for SPR - small or large projects - because all standards/procedures set forth in the SPR sub-section 205-14 are already covered in the Special Use Permit subsection 205-13 and by SEQRA. Additionally, he feels any Board has the authority to require an applicant to comply with the Board's directive. He mentioned several examples and gave extensive explanation to support his opinion.

There was discussion about the application of either subsection being dependant upon the scale and scope of any project before Boards.

Mark: Why do we need both Special Use Permit AND Site Plan Review?

Wes: Agreed with Tony's opinion(s).

Cynthia: Have little knowledge of projects in town which would require both procedures but appears the sections have different requirements. Trying to participate in the discussion and read the components of SP and SPR at the same time made it difficult to determine if the two sections, in fact, contain the same standards and procedure requirements. If all components of SPR are truly covered in SP language, perhaps both sub-sections are not needed. However, that still leaves out a process for small projects.

Tony volunteered to compare the language in each sub-section to determine if all components are covered.

It occurred to me, after the meeting, that it would be more effective to request a comparison of the two sections by a party not involved in zoning, who may not already have a bias regarding the outcome. Committee members seemingly would have a slanted view at this stage. I know of two residents who could/would do this for us.

Cynthia Creech
ZRC member

