



LEILANI CRAFTS ULRICH
Chairwoman

TERRY MARTINO
Executive Director

Draft Minutes
LGS Committee
September 2015 Agency Meeting
October 1, 2015

**MINUTES OF THE LOCAL GOVERNMENT SERVICES COMMITTEE MEETING
September 10, 2015**

The Committee meeting convened at approximately 2:10 p.m.

Local Government Services Committee Members Present

Daniel Wilt, William Thomas, Dierdre Scozzafava, Robert Stegemann.

Other Members and Designees Present

Lani Ulrich, Karen Feldman, Sherman Craig, Richard Booth, Bradley Austin.

Local Government Review Board

Fred Monroe.

Agency Staff Present

Terry Martino, James Townsend, Kathy Regan, Robyn Burgess, Kate-Lyn Knight, Sarah Reynolds, Beth Phillips.

Approval of the Draft Committee Minutes for July 2015

A motion to approve the draft committee minutes was made by Mr. Stegemann and was seconded by Ms. Scozzafava. All were in favor.

Town of Willsboro

Ms. Burgess reviewed the proposed Town of Willsboro Local Land Use Program Amendment involving the complete repeal of the existing Zoning Ordinance and replacement with a revised and updated Zoning Law. She began with the history of the Town's Local Land Use Program and its evolution over time to the current repeal and replacement which is before the Agency today.

Mr. Booth asked why there was such a span of time between the approval of the original plan in 1980 to its effective date of 1996. Ms. Burgess responded that perhaps one reason involved mapping issues. Mr. Monroe suggested the plan may have been debated at the local level as well.

Ms. Burgess reviewed the criteria found under Section 807.2 of the Act and steps taken by both the Town and Agency staff to reach an approvable plan.

Ms. Burgess reviewed highlights of the proposed zoning amendments. She noted that this is a complete repeal and replacement of the ordinance. She reviewed the Hamlet area within the Town and the existing and proposed Industrial Use areas. She also discussed overlay districts and special use areas within the Town noting that they have more stringent requirements including Site Plan Review for proposed projects in these areas.

Mr. Wilt remarked on the areas along the river and noted that on the map some of the area looks to be lake front area and asked Ms. Burgess to explain. Ms. Burgess responded that some of the areas overlap and noted the stream conservation overlay areas are also shown on the map.

Ms. Burgess then reviewed the Mobile Home, Manufactured and Modular Homes and the New York State Building Code. She discussed the specifics of each category of housing and the applicable terms that would be used within the Act to describe the categories. She illustrated the complexities of meshing the various terminology between the Town zoning code, the New York State Building Code and the APA Act.

Mr. Booth asked if modular homes were considered a subset of manufactured housing and if the New York State Building Code recognizes and includes travel trailers. Ms. Burgess responded they are separate definitions under the Code. She then reviewed the methods for measuring floor space and structure height as proposed by the Town. She explained that the Town was adopting the methods that are also used by the Agency to achieve consistency.

Mr. Monroe asked about preexisting structures; Ms. Burgess responded they are grandfathered in.

Mr. Booth asked if there were difficult substance points for staff. Ms. Burgess responded that she did not recall any issues and added that the Town was very amenable to any suggestions staff had.

Ms. Feldman asked what the cost to the Town was. Ms. Burgess was unsure of the cost.

Mr. Monroe asked if the Town considered using the same color scheme as the Agency's. Ms. Burgess responded the Town preferred their color choice and noted that in some instances using the same color scheme as the Agency can be more confusing.

Ms. Scozzafava made a motion to move the item to the full Agency for approval. Mr. Stegemann seconded the motion and all were in favor.

Old Business

None

New Business

None

The meeting was adjourned at approximately 3:00 p.m.