



**KAREN FELDMAN**  
Acting Chair

**TERRY MARTINO**  
Executive Director

**DRAFT MINUTES**  
LGS Committee  
August 9, 2018  
REB:ap

**Local Government Services  
August 9, 2018**

The Local Government Services Committee convened at 9:20 a.m.

**Local Government Services Committee Members Present:**

Dan Wilt, Chair, William Thomas, Bradley Austin (DED), Robert Stegemann (DEC)

**Other Members and Designees Present:**

Karen Feldman, Acting Chair, Arthur Lussi, John Ernst, Lynn Mahoney (DOS)

**Local Government Review Board:**

Frederick Monroe

**Agency Staff Present:**

Terry Martino, Sarah Reynolds, Keith McKeever, Rick Weber, Kathy Regan, Robyn Burgess, Kate-Lyn Knight and Annemarie Peer

Ms. Burgess began by letting the Board members know that a corrected Resolution was handed out to them at the table. She informed the Board of some upcoming possible amendments from the towns of Lake George, Chester and Indian Lake.

**Town of Caroga Approved Local Land Use Program Amendment (Kate-Lyn Knight)**

Ms. Knight presented an amendment to the Town of Caroga's Agency-approved Local Land Use Program. She began her presentation with a brief description of the Town's history, layout and landscape; continuing with a history of the Town's Land Use Regulation and Agency-approved Local Land Use Program (ALLUP). She said the Town's work spans from 1968, when a sanitary code was adopted and planning board was created, to the current Repeal/Replacement of Zoning Ordinance in 2018.

Ms. Knight gave a brief overview of the ALLUP Amendment Process and what the process is to amend an Agency approved program from identifying a need for an amendment, navigating the SEQR process, Agency approval and final adoption.

She proceeded to go over the ALLUP Criteria: APA ACT 807(2), and went over the highlights of amendment which included defined terms, updated use table, zoning district changes and development of a town center. She explained the defined terms and uses which includes some new definitions such as aquaculture, composting facility and outdoor wood furnace.

Ms. Knight also covered the Caroga's types of uses which are uses allowed by right, uses allowed with site plan approval, uses allowed with special use approval, and prohibited use/structure.

Ms. Knight then presented a chart with the proposed Caroga zoning districts and existing versus proposed zoning maps. She also went over additional changes to ordinances including supplemental regulations, signs, shoreline, fencing, and parking, and new sections for manufactured homes and RVS.

She finished up with ordinance updates, regional project review, non-conforming uses and structures, administration and enforcement, and subdivisions.

Ms. Knight reminded the committee that when staff is reviewing an amendment to an Approved Program and when the committee looks at it for approval, we must all consider the criteria of 807(2).

In summary, Ms. Knight explained the Town requested formal review on July 18. The Town issued a negative declaration on July 11 which was published on August 8. Agency staff conclude that the proposed Town of Caroga's Zoning ordinance is in accordance with the standards for an Agency-approved Local Land Use Program. The amendment to the Town of Caroga's Agency-approved Local Land Use Program is on the LGS Committee Agenda for action. Agency staff have drafted a resolution to approve this action.

Mr. Lussi asked how, or if the Town is handling airbnbs. Ms. Burgess responded that they have not had issues with those yet, they are dealing with dock issues.

Mr. Austin asked if there were any public comments. Ms. Knight responded that there was one more public hearing to go.

Mr. Thomas stated that when the Town of Johnsburg made changes it was not easy and expensive.

Ms. Knight responded that if towns reviewed their codes every five years, to keep up with times, it may become easier and more cost efficient.

Mr. Lussi said that due to the expense for towns, we as an Agency should do as much as we can to help.

Ms. Feldman recommended that we go to Town Boards to provide education to make the process less intense.

Ms. Burgess responded that staff provides this important service.

Mr. Thomas made a motion to approve the amendment. Mr. Austin seconded. All were in favor.

**Old Business**

None

**New Business**

None

The meeting adjourned at 9:55 a.m.