

**ZONING BOOK WORKSHOP  
SEPTEMBER 15, 2021  
@ 5:30 P.M. AT TOWN HALL**

**PRESENT:** Justin Steinbach, CPL Zoning Consultant, Juan Pagan, Councilman, Priscilla Penfold, Zoning Board Member, Bob Price, Planning Board Member, Scott Pagano, Zoning Board Chairman, Mike Miller, Zoning Board Member, Shari Miller, Planning Board Chairwoman.

**ABSENT:** Tom Tarnowski, Zoning Board Member, Ken Tarnowski, Zoning Board Member, Carl Brandt, Planning Board Member, Jay Warren, Planning Board Member, and Supervisor Richard Purol.

First the consultant, Justin Steinbach noted that there was an update to the zoning map. They changed the C-1 District to the CR district. The committee opted to do this because part of that district has residents and they want to preserve the character for the residential parts of the C-1 district while still promoting appropriate commercial development. Changes can be seen on the map Justin updated.

Justin also informed the committee that he created LWRP/LWRA outlines are also listed on the updated map.

No members had any further questions to ask regarding the map.

The members began discussion of the R1 District.

Justin told the committee to look at the updated purpose of the R-1 district as he didn't feel the previous purpose was fitting and needed more/less. He noted that the original wording made it complicated or seemed like too much.

Member Miller told Justin about the many confusions with lakefront property that the Zoning Board sees. He stated there is always confusion about what is the front yard and what is the back yard. (Is lakefront the front yard or is the side the mailbox is on/road side the front yard?) He stated that he felt this needed to be clearly defined in the updated Zoning Book.

Outdoor Storage of trailers was another topic that was thoroughly discussed by the committee. The committee brain stormed ways to regulate this without making it too complicated for code enforcement.

ADU's were then discussed. (Accessory Dwelling Unit) Detached v.s. attached. Committee Member's went back and forth with the idea of ADU's in the R-1 district. The committee felt that by ultimately eliminating these from the R-1 district would be best because the R-1 was meant for single family homes as stated in its purpose.

Justin stated he would send member's ideas about ADU's for other districts and it would be something that would be revisited eventually.

DATED 09/15/2021

2

The last topic that was discussed in the R-1 district was the height of buildings/homes. In the Lakefront versus non-lakefront areas. The committee felt the regulations already listed were adequate in terms of height.

The R2 District was then discussed.

Not many changes were discussed or member's felt were necessary to this area.

There were questions to ADU's and the R2 district.

Many Members did not agree with the lot sizes and dimensions for R2. (Page 5) these were changed for the Single family, Two family, and multifamily homes.

Lastly the CR District was discussed.

Members revised the purpose of this district. This will be a mixed-use district. They want commercial, residential and to be able to still promote agricultural use within this area. Many noted there are many large parcels in this area.

One thing many members wanted to address in this area would be sign height. They do not want this area to replicate Vineyard Drive in terms of signage. Justin told member's that he felt that would be something to address in the signage part of the Zoning Book.

Members wanted to know if there was a way to regulate business hours in this area since it would be more of a mixed-use community. Justin informed members that was hard to do and can be tricky. He stated one way to regulate things was by having specific yard requirements, landscaping, and buffering. That would be something that would help protect residents in that area.

With no further discussion and no other topics on the agenda the workshop ended.

Respectfully submitted,

Kyle Coughlin,  
Secretary to Zoning & Planning  
Deputy Town Clerk  
Town of Dunkirk

DATED 09/15/2021