

**ZONING BOOK WORKSHOP  
OCTOBER 7, 2021  
@ 5:00 P.M. AT TOWN HALL**

**PRESENT:** Justin Steinbach, CPL Zoning Consultant, Juan Pagan, Councilman, Richard Purol, Town Supervisor, Scott Pagano, Zoning Board Chairman, Mike Miller, Zoning Board Member, Shari Miller, Planning Board Chairwoman, Thomas Tarnowski, Zoning Board Member, Jay Warren, Planning Board Member, and Ken Tarnowski, Zoning Board Member.

**ABSENT:** Priscilla Penfold, Zoning Board Member, Bob Price, Planning Board Member, and Carl Brandt, Planning Board Member.

Consultant Justin Steinbach discussed what members should expect for the rest of the meeting. He stated that they would work off of materials from the prior meeting and he only had one new exert for review regarding parking, stacking, and loading requirements.

Members first began to review the M district. Justin noted to member's that he made a revision to the intent of this district and added private parking as an accessory use. He also explained that on the section labeled Site Plan Review he felt #10 and #12 were necessary for site plan review but should be permitted uses. No members objected to this.

Members then began discussion on special use permits. Everyone agreed that they all made sense except for the computer programming business. They felt that belonged in the permitted uses section.

Lot area and yard requirements were then discussed for the M district. Justin, the consultant noted that 20 ft. was listed as the front yard area requirement. He stated that he felt that was too low of a number. All members agreed on 50 ft. to help create a better buffer from the roadway.

As for side yard requirements, members felt that 25 ft. was appropriate for a non-residential space and as for residential they felt it should be 50 ft.

Member Warren of the Planning Board noted the many uses that were not specifically addressed in the updated book. He felt that it was better to address these businesses than to not address them. Justin explained that this was something they could do, if everyone came up with a list of potential uses, they felt weren't here that needed to be this could always be revised.

The SBO Overlay was then discussed.

Justin noted that he revised the intent in this section. He chose to remove the Chadwick Bay Comprehensive Plan, because it seemed to be outdated. Instead, he put in the updated plan and the LWRP per discussions with the members.

A committee member, Supervisor Purol asked that the application of the overlay be addressed. Where is the overlay specifically, he wanted to know. He explained that this had been an ongoing issue in several zoning cases. He explained that he felt it should be everything North of Route 5.

Justin explained that you do not want one side of a roadway to look one way and the other the opposite. He stated by making this applicable to an entire area. It will create an aesthetically pleasing community.

Supervisor Purol also discussed height requirements as this was another issue and not addressed appropriately in his opinion. Justin stated that he would add something in there so that it was clear to understand.

The AR-1 was the next area discussed.  
Justin noted to members that yet again he added to the intent of this district.

There was a hefty discussion on accessory uses of this area.  
Planning Board chairwoman, Shari Miller, pointed out the unrealistic expectation listed that only 1 vehicle over 1 ton is allowed to be parked overnight. She explained that as a farmer herself, how hard this would be on fellow agricultural farms. She felt this should be removed altogether, members agreed with her statement.

Members expressed worry about how this would affect residential homes versus agricultural homes as there are mixed properties in this district.

After that point being brought forward, the committee decided that they would not omit this point but that they would just add to it that, not more than 1, 1 ton vehicle could be parked overnight unless it was for agricultural purposes.

Members then discussed site plan review.  
They decided to omit assisted living and multi-family dwellings from this area completely, they felt it belonged more in the R2 District.

Another member noted that they felt it was weird to have a golf course or art design business, this should go to special use.

Members also decided to completely get rid of cemeteries and religious use from this area.

They also felt that educational facilities should be in the special use category.

Lot and yard requirements were then discussed in this area.  
Justin noted that the prior code specifically addressed water/sewer while the revision that were sent to him simply stated 1 acre. He asked the committee for their thoughts on this issue.

Planning Board chairwoman, Shari Miller stated that she felt 3 acres was the most appropriate. All members agreed.

Zoning Board Member, Mike Miller stated that he felt the frontage should be increased. All members also agreed to this.

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Members then discussed accessory buildings and the size of a pole barn. The size of pole barns had been an ongoing issue in the town as the current code read it to be extremely small. Members questioned if 1200 sq. ft. was large enough. Some suggested making it to 1500 sq. ft. It was brought to the committee's attention that 1500 sq. ft. meant that stamped plans were required. It was then suggested that they go with 1400 sq. ft. instead. All agreed to this number.

Planning Board Member, Jay Warren then asked Justin to observe some standards in the SBO overlay district. These being the lighting standards and the utility standards.

Justin stated that he would look further into that matter.

Justin wanted to quickly go over some items for the next meeting. He quickly discussed Parking Stacking and Loading requirements and what to expect in discussion of that. He then wanted the committee to think about Manufactured/Mobile homes. He also asked the committee to think about Drive-thru's and some regulations for these.

The Committee then agreed to schedule the next meeting for October 20, 2021 at 5:30p.m.

Respectfully submitted,

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