

Code Committee Meeting
March 16, 2015
236 Third Street, Greenport, NY 11944
Village Hall Conference Room
(*updated 4-9-2015)

Attendance: Mayor David Nyce, Trustee David Murray, Trustee Mary Bess Phillips, Village Administrator Paul Pallas, Deputy Clerk Jeanmarie Odon, Historical Preservation Commission Chairman Frank Uellendahl, Zoning Board Member David Corwin, Village Attorney Prokop. Guests: Cindi Murray of the Suffolk Times.

Call to Order:

Meeting called to order at 3:14 p.m. by Mayor Nyce

Approval Minutes of last meeting:

Motion made by Mayor Nyce and seconded by Trustee Phillips to approve the minutes of the last two meetings in January and February, of 2015.

Old Business:

Mayor Nyce and committee members discussed the suggestions from Doug Moore's email regarding R-2 Zoning and Air BNB's. All agree that it is wise to begin by first reviewing the current Code definitions and comparing those to the existing inventory of residential homes vs. rentals, multi-dwelling, owner-occupied, etc. Therefore, the next step would be to complete a serious inventory of existing R-1 and R-2 properties in the Village to ensure all matches the final proposed definitions.

Attorney Prokop advised to take into account that Zoning Districts are geographic and "uses" could be dimensional.

Mayor Nyce clarified that Artist's Lofts- Chapter 42- may possibly be taken as part of the R-2 Zoning. However, once the LWRP is adopted there is a recommendation to do away with the Artist's Lofts and possibly allow for residential over waterfront commercial properties.

Attorney Prokop suggested that by utilizing the current Village Building Department's property database, we could compile two lists of properties: one for over 10,000 square feet and one for under 7,500 square feet.

David Corwin made suggestions as follows regarding various sections of Chapter 150 – Zoning:

1. Adding a definition for bedrooms vs. home offices to implement reasonable occupancy requirements based on the overall size of the dwelling unit.

2. Set a maximum size of livable area / foot print, just not a minimum requirement.
3. Off street parking requirements: consider three spaces for R-1 and four spaces for R-2.
4. Accessory buildings should be limited to one per property without a special permit. We should review the possibility of reducing the current setback requirements.
5. Regarding Chapter 150-17 of the Code: strike out paragraph (E) and replace with: proposing an allowable minimum living space size with maximum lot coverage to determine "livable space size".

Attorney Prokop will supply information to members regarding pyramid zoning (which allows for multiple uses in certain zoning areas). This is another component to consider adding to the proposed Code changes.

Mayor Nyce requested that the Village Attorney prepare a preliminary version implementing David Corwin's suggestions for Chapter 150.

Signage – Resolutions:

Final comments concerning the current signage regulations will be discussed in the upcoming April Code Committee meeting.

Brush Code Policies:

Further discussion in the upcoming April Code Committee meeting.

Idling Tour Buses – Chapter 132-24:

Members agreed that this chapter should state "no idling" and apply to all commercial vehicles, instead of using the current word "bus". A maximum allowable idling time of five minutes should be set. We should provide a broad definition to include all types of commercial vehicles such as limousines, delivery trucks, school buses, touring buses, etc.

Close Meeting:

Motion made by Mayor Nyce and seconded by Trustee Phillips to close the meeting. The next meeting will be held on ***Monday, April 13, 2015 at 4:00 p.m.**