

# TOWN OF NORTHAMPTON ZONING COMMISSION

## ZONING SUBDIVISION UPDATES

JUNE 29, 2009

### MINUTES

#### **PRESENT:**

MONICA RYAN, RIVERSTREET PLANNING AND DEVELOPMENT  
PETER LOYOLA, CLA SITES  
LINDA KEMPER, SUPERVISOR  
JOHN FERGUSON  
BOB SMITH  
DON FARREN  
SKIP TAYLOR  
TOM CORRIGAN  
DAVID CURTIS, CODE ENFORCEMENT OFFICER  
AMANDA SKOTARCZAK  
SCOTT HENZE, PLANNER

JIM GROFF, VILLAGE OF NORTHVILLE, MAYOR  
GUY POULIN, TOWN COUNCILMAN

The meeting started at 5:05 p.m.

- Monica Ryan opened the meeting up by asking if any of the Committee members had any further comments regarding Articles 1 and 2 that were handed out during the June 2, 2009 meeting. The Committee had no other comments.
- Linda Kemper asked a question regarding the title of the document, and whether all the Committee members were in favor of the title. Monica Ryan stated that using the word "law" is simpler. The Committee agreed to change the document title from "Town of Northampton Zoning and Subdivision Ordinance" to "Town of Northampton Zoning and Subdivision Law."

#### **I. Continue Discussion of Draft Zoning Map and Zoning District:**

- Monica Ryan stated that she is proposing two (2) commercial districts. One commercial district designated as Business Development along NYS Route 30. The second commercial district being a Waterfront Commercial District. Monica Ryan asked the Committee what they would like to do in the current Town of Northampton campground area. She proposed to incorporate that into Waterfront Commercial due to another adjacent trailer park in that area. A conversation ensued regarding future trailer parks and where they would be located. Tom Corrigan asked if there is any requirement to leave trailer parks at all or whether there was a way to limit them. Monica Ryan stated that trailers can be restricted to just parks but you need to allow them someplace. Linda Kemper asked what defines a mobile home. Monica Ryan stated that a HUD-

manufactured home can be a single-wide. A modular home is still considered a manufactured house but it would be classified as a single-family dwelling.

- The Committee reviewed the Business Development District. Monica Ryan stated that her intentions were to avoid the long strip of commercial along NYS Route 30. Monica stated that those commercial uses along NYS Route 30 that are not be proposed within the Business Development District will then become non-conforming uses. Monica stated that those non-conforming uses can stay as long as there are no proposed changes to them. She stated that the owners can sell the property and business located on the property as long as it has not changed. After discussion on the Business Development District, Bob Smith stated that the Comprehensive Plan says to allow for commercial expansion. John Ferguson stated that he would like to see the Red Barn property to allow for commercial uses. The Committee reviewed the Red Barn property area. Skip Taylor stated that he would like to see larger property commercial areas to reduce the amount of stripped commercial areas along Route 30. Monica Ryan stated that she sees two (2) possible uses for the Red Barn property. One could be a mapped Planned Development District. The second one could be another Zoning District just titled "mixed use". Scott Henze stated that half of the parcel located on the western side of NYS Route 30 is located in APA Resource Conservation District. However, the entire parcel to the east of NYS Route 30 is located within the rural use district which has an 8.5 principal building per acre density requirement and the road frontage along the western side of NYS Route 30 is also 8.5 acres per principal building. After much discussion, the Committee agreed to zone the commercial Red Barn property to a new designation called "mixed use."

## **II. Review of the Edits to Schedule A Use Regulations and Schedule B Development Standards:**

Monica Ryan reviewed the Schedule A Use Regulations with the Committee. Skip Taylor asked the question of what the difference was between the Hamlet Mixed Use District and the Business Development District. Monica Ryan responded by saying there are more uses allowed in the Business Development District in a larger scale and that the Hamlet Mixed Use District would contain smaller lot sizes and would be at a greater density as well as having residential uses included.

Peter Loyola stated that as per APA setback requirements along NYS Route 30 are 50'. Mr. Loyola stated that it is not difficult when the property to be used is adjacent to the right-of-way, however, if the usable property is setback further, it becomes difficult.

- John Ferguson stated that the Comprehensive Plan states that most of the commercial areas should be located around the Village of Northville. The Committee discussed the properties along the west side of NYS Route 30A at the intersection of Route 30 and Northville Bridge. After much discussion, the Committee decided to zone the area from NYS Route 30 west to High Rock Road and back down along High Rock Road to NYS Route 30 as Hamlet Mixed Use.

## **III. Public Information Meeting August 12, 2009:**

- Monica stated that Margaret Irwin would be attending the July 20, 2009 meeting to discuss the public informational session that she would oversee. Monica stated that she would be putting together a power point presentation and that Margaret would be conducting the presentation. Monica stated that the Committee should come up with some public outreach so that the public knows of the informational session's time and date.

#### **IV. Close of the Meeting:**

- The Committee closed the meeting at 7:05 p.m. and set their next meeting date for July 20, 2009 from 5:00 – 7:00 p.m.