TOWN OF CHATHAM, ZONING IMPLEMENTATION COMMITTEE MINUTES OF THE OCTOBER 17, 2012 MEETING*

The meeting was called to order at 6:30 pm. Present were: Jean Rhode, Bob Johnson, Bob Linville, Donna Staron, Henry Swartz and Tal Rappleyea. Excused: Marilyn Cohen, Don Hegeman, Dave Everett, and Mitch Khosrova.

The Committee returned its review to definition of Continuing Care Retirement Communities, which has been established as a new use in the zoning law, but was not given a definition. The review included several potential examples and the Committee agreed that the most logical and comprehensive definition is found in NYS Public Health Law Section 4601 and agreed to utilize that definition. It was also agreed that it would remain as a SUP use in both the RL-1 and RL-2 zones.

Next, the Committee began review of the SUP uses in the Business zone. The uses were agreed as follows:

Automotive Repair: delete commentary and include in approval standards*1

Automotive Repair Facilities which Sell Cars: remove from this location and insert in definitions

<u>Clubhouse</u>: delete

Commercial Recreation: track the same language used in RL zones

Dry Cleaner: leave as is

Fuel Storage Facility: leave as is

House of Worship: delete limiting language

Mini Mart: allowed as SUP both with and without a drive-thru facility

Mini-Warehouse: OK

<u>Motor Vehicle Salesroom & Garage</u>: delete commentary/include as standards, if applicable* Multi-Unit Residential Dwelling: delete commentary/include as standards, if applicable*

Parking Lot:	٠٠ ٠٠	٠, ، ،
Personal Service Shop:	<i>دد دد</i>	دد دد
Private Club or School:	٠٠ ٠٠	" "
Public Facility:	٠٠ ٠٠	" "
Research and Testing Lab:	٠٠ ٠٠	" "
Restaurant:	<i>دد دد</i>	دد دد
Retail Sales and retail Store or Shop:	٠٠ ٠٠	" "
Theater:	<i>دد دد</i>	۲۲ ۲۲

The Committee then moved to the Industrial Zone and agreed that, following a review of the proposed Secondary Use Study, this would be the only zone in Town where Adult Uses could be established as a special use permit and under the conditions of the proposed approval standards determined as a result of the Study.

¹ The Committee agreed to utilize asterisks [*] as an indicator in the minutes that it would return to the noted issue at the time that the performance standards section is written for inclusion therein.

The introductory description paragraph for Industrial zones was then reviewed and the Committee agreed that the current introductory paragraph is appropriate and need not be changed.

The Permitted Uses were reviewed and commented on as follows:

Accessory Use: acceptable as proposed, except delete the limiting language

Public Facility: Replace descriptive commentary with list of uses previously set forth for this use

The uses allowed by Special Use Permit were reviewed and commented on as follows:

Automotive Repair and Sale: treat same as in Business zone

Social Club House: agreed to reinsert this in Business zone and Industrial and obtain a definition

Dry Cleaner: acceptable as proposed, except delete the limiting language

Fuel Storage Facility: ٠٠ ٠٠ ٠٠ ٠٠ Greenhouse: Mini Mart: ٠٠ ٠٠ ٠٠ ٠٠ Mini Warehouse: ٠٠ ٠٠ Office: ٠٠ ٠٠ ٠٠ ٠٠ Research or Testing Lab: 1111 Restaurant:

Retail Sales: this is approved as a Permitted Use above without limiting language

Upon reviewing the Cell Tower overlay zones and the Floating Mining zones, the Committee agreed that all sections associated with that portion of the Zoning Law need not be changed since they have worked very well each time that they have utilized. Additionally, the Comprehensive Plan did not recommend any changes.

The Committee agreed to begin the next meeting discussion with EPOs at page 51.

On a motion by Bob Johnson, seconded by Bob Linville, the meeting was adjourned at 8:30 pm.

The next meeting is scheduled for November 7, 2012 at 6:30 pm at the Chatham Town Hall.