

## **Village of Athens Zoning Review Committee**

Minutes from meeting on June 4, 2009

Committee members in attendance: Margaret Moree, Chris Pfister, Tim O'Leary, Denise Hartman and Chairman Mark Levanway.

Meeting called to order at 6:30 pm by Chairman Levanway.

1. The minutes from the May 21, 2009 meeting were revised and approved as revised. Margaret Moree will submit to Nan Stolzenburg for posting
2. Draft 92-29, O (Site Design Criteria) is revised to read:
  - (1) Residential structures in a clustered or conservation subdivision should be located:
    - (a) to avoid disturbance to the existing environmental, cultural and scenic features;
    - (b) in proximity to other residences or building lots on adjacent properties;
    - (c) on suitable soils for subsurface sewage disposal (where applicable)
    - (d) in a manner that allows new structures to be visually absorbed and consistent with the character of the neighborhood and village.

Some of these may conflict with each other on a particular site, in which case the Planning Board may use its discretion to resolve such conflicts.

3. Draft 92-29, O (2)(b) change "preservers" to "preserves in line 2 and delete "open space lands shall also be laid out" .
4. 92-29, Q (1)(b) delete all words after "Office".
5. 92-29, Q (2)(c) line 4, insert a comma after taxes; on line 5 after the word "areas", insert "recreational and other commonly held facilities."
6. 92-29, Q (2)(g) – Delete.
7. 92-29, Q (2)(h) – Delete.
8. 92-29, Q (3) line 6 after "if" insert "the village attorney determines it meets the following criteria:"
9. 92-29, S line 1, after "the" insert "area served by the Village of Athens' sewage system".
10. 92-29, S - replace sewer with sewage in paragraph for consistency.
11. 92-29, T – Delete all words after the word "applicant".
12. Draft 92-27, Density Bonuses, A(1). Delete last sentence ("As set forth....")
13. 92-27, (2)(a), insert "and Waterfront Districts." after OS/C on line 3.
14. 92-27, (2)(a)(1) – delete entirely.
15. 92-27, (2)(d) – rewrite to read "Incentives shall not be granted where the community benefits or amenities offered are already required under other provisions of this Local Law or State law, including any mitigation measures required pursuant to the State Environmental Quality Review Act."
16. 92-27, (3)(c) – delete "/hunting" on line 3; correct spelling of "trial" to "trail" on line 4

17. 92-27, (3)(e) – delete all words from “or” on line one to “and” on line 3; new sentence will read: “Bonus units shall be compatible with the design or use of the remaining units in terms of appearance, materials, and finish quality.”
18. 92-27, (3)(e) ..there are two “e” in this section the second “e” needs to become “g”.

Meeting adjourned by Chairman Levanway at 9:00 pm.  
Next meeting is June 18, 2009 at 6:30 pm.

CC: Andrea Smallwood, Mayor