

# LAND USE CODE UPDATE

Report to Town and Village Boards  
April 8, 2021

## CHARGE TO DEVELOPMENT COMMISSION Update Versus Revision

### SHORT-TERM RENTAL

FINE-TUNE STRATEGIES ADOPTED  
IN 2020

- review public comments
- review existing legislation
- review data collected through permit process

### 2011 CODE

ADDRESS CONCERNS  
REGARDING APPLICATION

- evaluate strategies adopted in 2011
- identify emerging problems

## LAND USE CODE UPDATE COMMITTEE Key Informants

- Bill Billerman
- Liz Clarke
- Dean Dietrich
- Dan Kelleher
- Jackie Kelly
- Code Enforcement Office
  - Mike Orticelle
  - Darci LaFave
- Town Board Liaison - Emily Politi
- Village Board Liaison - Art Devlin

Counsel - Tim Smith  
GIS Map Technician - Patrick Wells  
Community Development Director - Haley Breen

## SMART GROWTH

### PROMOTE MIXED USE

- new formula to allow expansion of non-conforming uses

### AFFORDABLE HOUSING

- 45-foot height allowance for income-based housing in Gateway Corridor, Village Center and Old Military Corridor

## ENVIRONMENTAL STANDARDS

- create uniform limits for construction hours
  - 7 AM to 7 PM (Monday to Friday)
  - 8 AM to 7 PM (Saturday and Sunday)
- modify minimum road widths (*2020 NY State Fire Code*)
- update invasive species list

## SIGNAGE: EMERGING CONCERNS

### REQUIREMENTS

- no balloons, streamers on sandwich board signs
- display monitors visible from exterior turned off during non-business hours

### CLARIFY MEASUREMENTS

- delineate art from signage
- simplify system for computing allowable signage
- create dimensional standards for personal lawn signs (mimic political signage)

## SHORELAND OVERLAY

### FLOATATION

- require use of encapsulated floatation for docks/rafts

### BOATHOUSE

- may extend 35 feet from shore (maintain maximum size of structure at 32 feet)

### MARINAS

- defined as storage for more than one boat not registered to the property owner

### WASTEWATER SYSTEMS SHORELAND OVERLAY

- Must be engineered
- No changes to plan
- 300 ft or greatest extent possible

## ADMINISTRATION AND ENFORCEMENT

### PERMIT APPLICATIONS

- may be electronic
- number of paper copies determined by Code Enforcement Office

### PERMIT EXPIRATION

- 3 years or completion of project
- one renewal by issuing agent for one year
- restore property to original status within one year of permit expiration

### ADDITIONAL DEFINITIONS

- home-owners association
- condominium association
- basement
- story above grade plane
- enforcement officer
- agricultural uses to replace agricultural practices

## EDITING

### ADMINISTRATIVE

- single searchable pdf
- correct
  - grammar
  - speling
  - citations
- geographic information system mapping

### INCONSISTENCIES

- allowed “open” flag  
12 and 24 sq ft to 15 sq ft
- view corridors - map of  
corridors versus a list of  
corridors