



18 DIVISION STREET
ROOM 304
SARATOGA SPRINGS
NEW YORK 12866
PHONE 518-306-3702
FAX 518-226-0469

MEETING MINUTES

Town of Lake Luzerne Comprehensive Plan Committee

Date: Monday, November 3, 2008

Time: 7pm

Purpose: Dimensional Table and Non-Conforming Uses, Structures, and Lots

Next Committee Meeting Scheduled for Monday, December 1st at 7pm, Town Hall

1. The minutes from the October 6 meeting were reviewed, and no comments or changes were made.
2. A suggestion was made regarding the website created for the Comp Plan and Zoning Update, at <http://luzernecompplanandzoning.ning.com/>. There was a request that the most updated versions of all documents be maintained on this website, and that e-mail notices are sent out to the committee to alert them to the presence of newly updated materials. Elan will make every effort to keep the website up to date and the committee informed of these updates.
3. Elan introduced the new article, Dimensional Requirements. This article pulls sections from various parts of the code, as well as from the existing Attachment 1- Zoning Schedule. The committee decided that they were in favor of reverting back to the original table structure, where each use in each zone has its own dimensional requirements laid out in a table format. Elan will prepare these tables and bring them to the next meeting for committee review.
4. The text of this dimensional article was reviewed as well. A, B, and C were fine and will remain unchanged. A paragraph in the existing code related to the direction a house faces was removed, and the committee approved of this change. The committee decided that wind turbines should be added to "D," with reference to supplemental regulations that will be created during this zoning update process.
5. A discussion of front setbacks occurred. There was talk of changing the place from which front setbacks are measured, but the committee decided that it should remain that this distance is measured from the center line of the road. This needs to be included in the definitions. Also discussed was the issue of setbacks within the hamlet and the current wording that allows for a structure to be build at the average distance of all structures within 500 feet. The committee decided to keep this allowance, but to change it to the average setback of all structures within 150 feet.
6. Proposed Article IX, "Nonconforming Uses, Structures, and Lots" was reviewed by the committee. Clarification was made on a couple of questions within and about the article, and Elan will make the appropriate edits to the document.

7. Bob Forte re-raised the issue of idling diesel trucks in driveways. Tig stated that this problem was addressed in the Use Table, and that some supplementary regulations for setback requirements can be discussed when we get to that article. Roadside retail was also discussed again, with a conclusion that our proposed regulations and use table will be sufficient. Tig suggested that if roadside retail becomes a major issue it is possible to regulate these with a separate local law that requires licenses to operate such as use.
8. Bob Shiel made a side note about incorporating an amortization for preexisting non-conforming signs, somewhere between 1 and 5 years.
9. No members of the public were in attendance.
10. **The next Committee Meeting was scheduled for Monday, December 1st, 7pm at Town Hall.**