

ZC Members present: Jeff Kelly, Sandra Lovell, Evelyn Celotti, John Viestenz
Public: (none)

The draft Minutes of the prior meeting (the public input session of 5/22) were reviewed and discussed.

We continued to discuss how much detail (or lack of detail) should be included in our final report. The decision was to try to keep the report as short and simple as possible. We will not be suggesting anything even close to the details that are in the Saranac Lake document, for example. We will provide the basic outline for future zoning, and leave it to the Village (and their attorneys) to expand (when or if such expansion of the zoning rules is appropriate). It is the ZC's feeling that adding additional restrictions and definitions at this time would make it more difficult to pass any zoning regulations.

We reviewed the boundaries for the "Commercial Retail" zone: North end starts (includes) Frank's and Celotti's, runs southwards on both sides of Main to (including) Stewart's and the Hair Salon. The CR zone extends up Broad only to (including) the Post Office and to Lewald Lane.

John V. will type up more formal definitions, including the "Allowed" and "Not Allowed". The major "Not Allowed" (in the Commercial-Retail zone) includes the conversion of ground-floor commercial spaces to Residential, and any "Industrial" uses (to be defined based on noise, fumes, traffic, and lack of "over-the-counter" retail activities). Specific prohibitions (junk yards, for example) will be listed.

The "Residential" zone (the vast majority of the Village) will remain "mixed", allowing new "home-based" businesses, lodging, and professional offices, but will prohibit "Industrial".

More detail and definitions need to be developed for the beach and marina areas and to define the specific "Industrial" sites.

The final definitions will need to include a "No further sub-division of any existing lot" prior to obtaining permission from the Board. This prohibition is instead of attempting to zone minimum lot sizes for various uses, such as requiring 5,000 square feet for a mobile home site. Certain large lots within the Village (the Witherbee Mansion, the old School, or even "Bonnie's Bistro", for example) should be kept intact, but if future owners develop plans for subdividing the property, those plans need to be approved, regardless of the intended use (residential or retail) or regardless of the existing Zone for the site(s)

John V. will start writing the specifics (as a rough outline of the "Preliminary Report"). Other ZC members will edit by e-mail. The next ZC meeting will not be scheduled until there is sufficient progress on the "Preliminary Report".