

Approved

TOWN OF JERUSALEM  
ZONING BOARD OF APPEALS

November 8, 2012

The regular monthly meeting of the Town of Jerusalem Zoning Board of Appeals was called to order on Thursday, November 8<sup>th</sup>, 2012 at 7 pm by Chairman Glenn Herbert.

|            |                  |         |
|------------|------------------|---------|
| Roll Call: | Glenn Herbert    | Present |
|            | Jim Crevelling   | Present |
|            | Ed Seus          | Present |
|            | Dwight Simpson   | Present |
|            | Jim Bird         | Present |
| Alternate  | Rodgers Williams | Present |
| Alternate  | Earl Makatura    | Excused |

A motion was made by E.Seus and seconded by G.Herbert to approve the October Zoning Board minutes as written. The motion was carried (5-yes, 0-no, 1 abstain). J.Crevelling abstained since he was not in attendance at the October board meeting.

COMMUNICATIONS:

There were no communications.

Area Variance/Special Use Applications:

There were no Applications for review this month.

OTHER BUSINESS:

Board Member J. Crevelling announced that he would be heading up the Zoning Review Committee. This is the committee that had been working on reviewing and updating sections of the Zoning Code. Much work had been done on the Lake-Residential (R1 Zone) and then work was started on the Ag-Residential Zone. This committee then began work on the Scenic Overlay District, which now may be almost completed. Now the focus will once again go back to reviewing the Zoning Code as it relates to the Agricultural-Residential Zone (AGR).

J.Crevelling stated that this committee would probably get started after the first of January 2013 and would probably include 1 member of the Planning Board, 1 member from the Zoning Board (besides himself), 1 Town Board member, and perhaps 1 Farmer, 1 Small Business Owner, and 1 Residential Property Owner. It is his hope to have this review completed by June with recommended changes for the Town Board.

Chairman G.Herbert offered to give the committee the notes that he had regarding the things which he had found in his review of this portion of the Code that needed to be revised.

Having said that, G. Herbert suggested that the board take the next hour and go through the Ag-Res. portion of the Zoning Code reviewing it as they have applied it to applications they have reviewed and where they have seen potential problems and/or inconsistencies.

Beginning with Article V, Section 160-18, under Permitted uses and structures: It was suggested that perhaps the Farms and related Farm uses should be separated into a separate category from that of "C" – Single –family dwellings. The same with the permitted accessory uses and structures as they relate to farms and farm uses versus single-family dwellings.

Under Section 160-20 Special Uses there was a discussion about some of these possibly being outdated that have been a part of this list since 1974. It was also noted that at least one special use needs to have specific criteria added to it regarding size, how many, etc.

Under Section 160-21 (C ) Lot coverage is already being addressed by the Town Board.

Article XII The "Large – Scale" of Multiple– Dwelling Developments needs to be removed or at least reviewed and defined as does the "Small" in Section 160-19 of Retail Service Businesses.

There was more discussion regarding the possibilities of how this portion of the zoning code could be divided up and J.Crevelling stated that even if the zoning board as a whole was not part of this committee, he would welcome input from them through email or verbal if there is time after a regular zoning board meeting.

There being no further business, a motion was made by J.Crevelling seconded by J.Bird to adjourn the meeting. Motion was carried unanimously 6-yes, 0-no. Meeting was adjourned at 8:45 pm.

Respectfully submitted,  
Elaine Nesbit/Secretary