

PUBLIC HEARING FOR THE ROUND LAKE ZONING REVISIONS

PRESENT: Mayor Dixie Lee Sacks
Trustee Dominick DeLorio
Trustee Thomas Bergin

Trustee Christopher Nellissen
Trustee Caroline Woerner

Also Present: Thomas Peterson, Attorney
Heidi Finkle
Stephen Sabella
Gary Putman
Marilyn DeLorio
Erin fish
Mary Jo Lanahan
Kim Berry
Michael Roets
Scott Rigney
Michelle Stewart
Jeff Finkle

Richard Theissen
Nancy Theissen
Cindy Sabia
Lydia Hoffman
Ken Rawley
Bill Ryan
Debbie Rice
Matt Coldrick
Aaron Morris
Oliver Reynolds
Christine Van Patten
Sandra Finkle

The public hearing was opened at 6:45 P.M.

Lydia Hoffman expressed objection to the proposed zoning revisions, she has been renting rooms for several years. She has had renters who had families in the Village, two former renters who bought homes in the Village. If things went wrong there are codes to correct any problems. Ms. Hoffman doesn't feel the Board has the right to limit the use of her property. She strongly objects to the zoning revisions.

Trustee DeLorio asked what she is objecting to, what code.

Bill Ryan asked what the current zoning says about a boarding house and renting rooms.

Trustee Nellissen ask Mr. Ryan if he was asking about a boarding house or renting rooms. There is a difference.

Trustee Nellissen commented that in RV2 they are not permitted, RV! A special permit is required.

Mayor Sacks commented that they are making it better.

Mr. Ryan asked if it isn't addressed in the code is it allowed.

Mr. Peterson replied that if not permitted it is allowed.

Mayor Sacks replied that Boarding is renting rooms and serving meals. Rooms can be rented without serving meals.

Mr. Ryan asked if we are saying that it's grandfathered in.

M. Peterson replied yes.

Ms. Lanahan stated that people have worked very hard on this document. It's important that they are trying to do something about the parking issue.

Diane Marchand stated that she has never rented a room to someone, if she decided to rent a room, if is allowed.

Trustee Woerner replied that she would go to the Planning Board for a special use permit and make sure that she can provide parking for her renters.

Mr. Ryan stated the he currently have 10 bedrooms and ample parking. Can he rent rooms?

On the second floor there are 6 bedrooms and one bathroom with 2 sets of stairs; on the third floor there are 4 bedrooms with no bathroom and one set of stairs. Can he rent one of these rooms?

Mr. Peterson replied yes.

The CEO, Peter Sheridan, commented that some of the zoning revision was for 26 Albany Avenue. There were some loopholes that allowed this to be house to be built.

Aaron Morris asked if the zoning revisions come with new water & sewer revisions.

Mayor Sacks replied no, but we have started to review water & sewer.

Gary Putman commented that he is having a hard time between the renting of rooms & boarding house.

Trustee DeLorio commented that if renting rooms for "school" it would be a single family format. If renting to a group of individual people it would be a business.

Gary Putman asked about Ms. Hoffman renting 3-4 people that are not a family unit. The people that are renting out rooms are not being treated family.

Trustee DeLorio commented that if there is no impact on the neighbors or with parking spaces. Renting rooms is a business and may affect the neighbors.

Nancy Theissen understands that under provision 180-13(B)(9) Owner –occupied Boarding houses allow two boarders per dwelling. What is the thought on owner occupied?

CEO Sheridan replied that it would be better if the owner occupied the house.

Lydia Hoffman commented that the renting rooms do not meet the family definition. How is this different? Her arrangement allows her control over the upkeep of her house.

Sandra Finkle asked how this can be enforced. How can you enforce what goes on in a house? Mayor Sacks replied that if there is a complaint about a problem, it would be handled by the Code Enforcement Officer.

Aaron Morris commented that the parking issue is an uneven burden on people who rent rooms.

Mayor Sacks commented that a parking spot is like gold. Most residents have 2 cars, when kids grow up there are more cars. We don't have enough parking areas, if anyone has any ideas bring them to the Board.

Trustee DeLorio commented that we can't do anything about the family living in a house. But renting rooms is a business.

Aaron Morris commented that we all have a life choice to procreate, along comes a family with 5 to 6 kids, you put in an apartment and you are band to parking in Lake Ridge parking lot.

Matt Coldrick asked what if the renter doesn't have a vehicle. What if he has a bike?

Trustee Woerner commented that if businesses are all threatened the same but to rent a house you don't have to have parking spaces. They are not being treated the same.

Mr. Coldrick stated that he has a home office. It that allowed?

Mayor Sacks stated that he can have a home office, if there are not a lot of people visiting his office creating a parking problem.

Steven Luse commented that he thinks the Board has taken the right steps with the parking. He has plowed the streets for 47 years.

Marilyn DeLorio commented that we all know what has happened with Lake Ridge. We should have restricted the parking.

Mr. Ryan commented that some of us have lived here a long time. In the 40's and 50's some of the larger homes were turned into rental properties, some owner occupied some were not. Mr. Ryan identified the homes that were not owner occupied and that have had to be demolished.

Trustee Woerner read an e-mail from Heidi Parker about the ability to rent a room. A copy of the email is attached.

Mayor Sacks informed the Village Board that she has received a copy of the zoning revisions from Michael Allen. Mr. Allen in on the village ZBA and the Malta committee for the southern end of

Malta for zoning changes. Mayor Sacks asked the Village Board to table the proposed zoning revisions to give them an opportunity to review Mr. Allen's draft document

Trustee Woerner asked Mr. Peterson about the criteria for a variance to rent rooms that are not owner occupied. Would this be possible?

Mr. Peterson replied that it would be a tough time.

Diana Marchand suggested that parking needs to be addressed before the issue of renting rooms.

Trustee Nellissen commented that there are several other issues that are issued in the zoning revisions, not just the renting of rooms.

Mr. Bergin commented that one of the issues is 26 Albany Avenue

Mayor Sacks commented that Michael Rotes had done a suggested plan for parking.

The public hearing was closed at 7:30 P.M.

Respectfully submitted,

Lois J. Whitbeck
Village Clerk

The public hearing was opened by Mayor Sacks at 6:45 P.M.