



TOWN OF BEAUX ARTS VILLAGE

PLANNING COMMISSION

MINUTES

February 17, 2005
Clemett

Present: Acting Chairman Carol Clemett, Commissioners Sylvia Hobbs, Jake Donoghue, Andy Stefan and Dennis Casey

Guests: Town Planner Mona Green

Deputy Town Clerk: Betsy Donworth

Acting Chairman Clemett called the meeting to order.

MINUTES: Commissioner Casey moved to approve the Minutes of the January 20, 2005 meeting. Commissioner Hobbs seconded. Motion carried unanimously.

Building Height:

Commissioners discussed proposed modifications to Zoning code 289 dealing with building height. It was agreed that the maximum height should be defined in zoning code 289 as follows: “ *8D. The maximum height of any building or structure shall not exceed thirty (30) feet above existing grade and finished grade.*” Further discussion focused on developing a provision for graduated building height, similar to what is in the Hunts Point code – the idea being that sloping roofs as opposed to a box look would minimize a building’s impact on neighbors. The majority opinion of the Planning Commission was that setback requirements should remain in tact even if a provision for graduated building height were to be enacted. Carol Clemett dissented from this opinion, suggesting that because zoning that requires an angled roof is more restrictive, something should be given back such as allowing eaves in the setbacks. It was agreed that Mona Green will come up with conceptual language dealing with staggered building height, which, along with the maximum building height proposal, will be presented to the Town Council at their March meeting.

Fence Height:

The commissioners discussed the current fence height provisions and whether or not they should be modified. Currently, fences up to 6 feet are allowed without a building permit, and 6 – 8 foot fences are allowed if the homeowner gets a building permit (fences over 6 feet need to be engineered and therefore plans need to be reviewed by a building inspector). The commissioners all agreed that the fence height in Beaux Arts should conform to the standard, which is 6 feet. It was further agreed that Mona Green will develop language to expand the fence definition so that maximum fence height is 6’, contouring to slopes.

Topographic Survey:

Planner Green researched the cost of a topographic survey for an average size residential lot, determining that the approximate cost is \$1500.00 - \$2500 for one that would include all boundaries. She suggested that instead of just requiring a topographic survey, the Town should require a new permit: a grading permit that would be required if someone was altering the existing grade of the property. It was agreed that Mona will come up with a proposal for the permit.

Landscape features in the setback:

The Planning Commission addressed how ponds fit into the previously proposed revisions dealing with landscape features, and agreed that the following language be presented to the Town Council for their review: *“the following structures may be allowed within setback areas: fences; retaining walls; rockeries up to 30” tall; ornamental landscape structures up to 30” tall, including ornamental pools of any depth provided they comply with safety regulations stipulated in Ordinance 289; garden trellis gates up to 8’ tall.*

Storm Drainage:

The Commissioners discussed the issue of the lack of a comprehensive storm drainage map/plan, which would show the size and location of storm drains in the Village and deal with how homeowners should tie into the storm drainage system. Planner Green discussed the importance of having a survey of what does exist and developing some policy regulating drainage. It was agreed that the issue would be brought up at the next Town Council meeting.

ADJOURN: Acting Chairman Clemett moved to adjourn. Commissioner Hobbs seconded. Motion carried unanimously.

Respectfully submitted,

Betsy Donworth
Deputy Town Clerk