

**TOWN BOARD OF THE TOWN OF LIBERTY  
WORKSESSION (ZONING REVISIONS)  
August 5, 2013**

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**At the worksession meeting held on August 5, 2013 at Town Hall,  
120 North Main Street, Liberty, NY 12754 the following persons  
were present:**

**Present:**

Supervisor Charlie Barbuti  
Councilperson Dean Farrand  
Councilperson Maurice Gerry  
Councilperson Thomas Hasbrouck

**Absent:**

Councilperson Chris Austin

**Recording Secretary:**

Town Clerk Laurie Dutcher

**Also present:**

Matt DeWitt  
Joan Kittredge  
Gail Perlmutter  
Gary Silver  
Russell Reeves  
Lynn Dowe

Wes Illing  
Jack Bodolosky  
Judy Siegel  
John Nichols  
Cheryl Gerow  
Sara Sprague

## TOWN BOARD WORKSESSION 8/5/13 CONTINUED...

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Supervisor Barbuti called the worksession to order at 6:00 p.m.

### WSS

- Water District
- Lot size w/ municipal water & onsite septic should be  $\frac{3}{4}$  of an acre
- Shore Rd. should be R-1 (Need a list of lots)

### Parkville

- Wes Illing submitted the following:

### Ferndale

- Planning Board Chairman spoke on behalf of Ferndale since there is no committee as of yet.
- Blume Rd.-RD
- Camp Shane RD-existing camp
- Lynn's shop-Located in wetlands should be RD
- 15-18 shovel ready sites
- By UPS should be RD until you get Water & Sewer.

### Parkville

- Wes Illing submitted the following:

TOWN BOARD WORKSESSION 8/5/13 CONTINUED...

DISTRICT NAME AND INTENT	PRINCIPAL PERMITTED USES	SPECIAL USES	DEVELOPMENT STANDARDS
<p>AG- Agricultural- The purpose of the AG district is to provide areas for fanning and to preserve open space.</p>	<p>Single Family Homes Farming Home Office</p>	<p>Camps** Vacation Resorts** House of Worship**</p>	<p>Minimum Individual Lot Area: 10 Acres, 5 Acres with Storm Water Runoff Attenuation per Applicable Town Code Maximum Lot Aspect Ratio: Depth : Width, 3:1 Minimum Front Yard Setback: 200 Feet From Road Right of Way Minimum Side Yard Set Back: 100 Feet Minimum Rear Yard Setback: 200 Feet Minimum Square Footage of Dwelling: 1,000 Square Feet Maximum Building Coverage: 20% of Lot Area Maximum Building Height: 30 Feet Ridge Line Protection: 250 Feet from Established Center Line of Ridge Camps: 1 Occupant per Acre Vacation Resorts: 4 Occupants per Acre</p>
		<p>ACCESSORY USES</p>	
		<p>Signs Parking Areas Swimming Pools Other accessory uses subordinate to principal permitted use.</p>	

\*\*Development Standards for Special Uses are detailed in town code

## Hamlet of Parksville RR Bulk Zoning Table

DISTRICT NAME AND INTENT	PRINCIPAL PERMITTED USES	SPECIAL* USES	DEVELOPMENT STANDARDS
<b>RR- Rural Residential-</b> The purpose of the RR district is to provide areas within biking distance of the Hamlet exclusively for low density residential development.	Single Family Homes	Home Office Accessory Farm	Minimum Individual Lot Area*: 3 Acres Maximum Development Density – 3 Acres per Dwelling Maximum Lot Aspect Ratio: Depth : Width, 3:1 Minimum Front Yard Setback: 125 Feet From Road Right of Way Minimum Side Yard Set Back: 50 Feet Minimum Rear Yard Setback: 125 Feet Minimum Square Footage of Dwelling: 1,000 Square Feet Maximum Building Coverage: 20% of Lot Area Maximum Building Height: 30 Feet Ridge Line Protection: 200 Feet from Established Center Line of Ridge
		ACCESSORY USES	
		Signs Parking Areas Swimming Pools Other accessory uses subordinate to principal permitted use.	

Minimum Lot Area calculations for On-Site Sewer shall exclude all land areas with slopes greater than 15%

## Hamlet of Parksville HR Bulk Zoning Table

DISTRICT NAME AND INTENT	PRINCIPAL PERMITTED USES	SPECIAL USES	DEVELOPMENT STANDARDS
<p><b>HR-Hamlet Residential-</b> The purpose of the HR district is to provide areas within walking distance of the Hamlet exclusively for non-seasonal residential development which will support the businesses in the MRB District of the Hamlet throughout the entire year.</p>	<p>Single family detached dwellings*</p> <p>Design &amp; Construction shall comply with HR Architectural Standards.</p> <p>*Dwellings shall have attached enclosed garages as follows:                      A one-car garage for one or two bedroom dwellings and                      A two-car garage for dwellings with three or more bedrooms.</p>	<p>Home Office                      Accessory Farm</p>	<p>Minimum Individual Lot Area*:                      10,000 Sq Ft with Off-Site Sewer &amp; Water                      20,000 Square Feet with Off-Site Water only</p> <p>Maximum Development Density-                      3 Acres per Dwelling Without Land Development Credits                      1 Dwelling per Acre with one Land Development Credit per Dwelling                      2 Dwellings per Acre with Two Land Development Credit per Dwelling                      3 Dwellings per Acre with Three Land Development Credit per Dwelling</p>
		<p>ACCESSORY USES</p>	<p>Maximum Lot Aspect Ratio:                      Depth:Width. 3:1</p> <p>Minimum Front Yard Setback:                      20 Feet From Road Right of Way</p> <p>Minimum Side Yard Set Back:                      25 Feet</p> <p>Minimum Rear Yard Setback:                      30 Feet</p> <p>Minimum Square Footage of Dwelling:                      1,000 Square Feet</p> <p>Maximum Building Coverage:                      20% of Lot Area</p> <p>Maximum Building Height: 30 Feet</p> <p>Ridge Line Protection: 150 Feet from Established Center Line of Ridge</p> <p>Green Construction:                      Minimum Leed Certification of Silver</p>
	<p>Signs                      Parking Areas                      Swimming Pools                      Other accessory uses subordinate to principal permitted use.</p>		

Minimum Lot Area calculations for On-Site Sewer shall exclude all land areas with slopes greater than 15%

## Hamlet of Parksville MRB Bulk Zoning Table

DISTRICT NAME AND INTENT	PRINCIPAL PERMITTED USES	SPECIAL USES	DEVELOPMENT STANDARDS
<p><b>PSC – Parksville Service Commercial</b> The purpose of the PSC district is to promote the balanced growth of both businesses requiring a larger footprint than those in the MRB district while preserving a small town environment attractive to small businesses and families for year-around use with minimal seasonal impacts.</p>	Art Studio Art Gallery Arts & Crafts Bed & Breakfast Convenience Retail Establishment Day Care Center Dine-In Restaurant & Tavern Lodging Facility Personal Services Public Building Retail Establishments Single Family Detached Dwelling* Fitness Facility Vehicle and Equipment Sales Hotels Motels Auction barns Cemeteries Animal Hospitals Mobile Home Sales Health Institutions Recreational Facility Factory	Electronic Reception Devices Accessory Farming Home Office House of Worship Nursery School Owner Occupied Second Story Dwelling Private Community Private School Residential Duplex* Residential Tri-Plex* Residential Four-Plex*	Minimum Lot Size: 1/4 Acre Maximum Lot Aspect Ratio: Depth:Width, 3:1 Maximum Building Height: 35 Feet and 2 'li Stories Side Yard Set Back: 5 Feet Minimum on One Side 10 Feet Minimum Combined Front Yard Setback: 0 Feet From Road Right of Way  Construction shall comply with MRB Architectural Standards
		<b>ACCESSORY USES</b>	
		Signs Parking Areas Home Occupations Gardens Playgrounds Swimming Pools Tennis & Handball courts Other accessory uses subordinate or incidental to principal permitted and special uses	

\*Single Family Detached Dwellings, Residential Duplexes, Tri-Plexes, and Four-Plexes shall be All Season Dwellings but shall not be permitted on Main Street, Short Avenue, Park Avenue East, or Park Avenue West

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DISTRICT NAME AND INTENT	PRINCIPAL PERMITTED USES	SPECIAL USES	DEVELOPMENT STANDARDS
<p><b>MRB-Mixed Residential-Business:</b> The purpose of the MRB district is to promote the balanced growth of both businesses and residential facilities within the hamlet while creating a small town environment attractive to small business and families for year-around use with minimal seasonal impacts.</p>	<p>Art Studio Art Gallery Arts &amp; Crafts Bed &amp; Breakfast Convenience Retail Establishment Day Care Center Dine-In Restaurant &amp; Tavern Lodging Facility Personal Services Public Building Retail Establishments Single Family Detached Dwelling* Fitness Facility</p>	<p>Electronic Reception Devices Accessory Farming Home Office House of Worship Nursery School Owner Occupied Second Story Dwelling Private Community Private School Residential Duplex* Residential Tri-Plex* Residential Four-Plex*</p> <p style="text-align: center;">ACCESSORY USES</p> <p>Signs Parking Areas Home Occupations Gardens Playgrounds Swimming Pools Tennis &amp; Handball courts Other accessory uses subordinate or incidental to principal permitted and special uses</p>	<p>Minimum Lot Size: 116th Acre Maximum Lot Aspect Ratio: Depth:Width, 3:1 Maximum Building Size: 6,000 Total Square Feet Maximum Building Height: 35 Feet and 2 1/2 Stories Side Yard Set Back: 5 Feet Minimum on One Side 10 Feet Minimum Combined Front Yard Setback: 0 Feet From Road Right of Way</p> <p>Construction shall comply with MRB Architectural Standards and have a minimum Leed Certification level of Silver</p>

\*Single Family Detached Dwellings, Residential Duplexes, Tri-Plexes, and Four-Plexes shall be All Season Dwellings but shall not

## Hamlet of Parksville MRB Bulk Zoning Table

be permitted on  
Main Street, Short Avenue, Park Avenue East, or Park Avenue West

Motion by Councilperson Thomas Hasbrouck, seconded by Councilperson Chris Austin, the meeting was adjourned at 7:35 p.m.