

**Minutes of the  
Waterfront Advisory Committee  
June 10, 2015**

Present: Charlie Kane, Chairman  
Ann Gallelli  
Bruce Kauderer  
Andy Levitt

Absent: Stuart Greenbaum

**1. Charlie Kane called the meeting to order at 7:30 p.m.**

**2. REFERRALS**

*a) Village Board referral of Local Law Introductory 5 of 2015 (the "Draft Law") amending Chapter 230, Section 41, Accessory Apartments, of the Zoning Code to the Waterfront Advisory Committee for review and recommendation.*

Ms. Gallelli noted that the distributed redlined version of the draft law includes what the Comprehensive Planning Committee had recommended. The main changes address the age restrictive clause and the ownership of the property. The new version reflects the current reality in which younger people are looking for this kind of living arrangement.

In a review of the Coastal Assessment Form, Mr. Levitt questioned why on p. 4, #4 (a-d) there were "YES" answers, and stated he thought they all should be answered "NO". The other board members concurred that the "YES" answers did not seem applicable and recommended that all the answers on p. 4, Section #4 in the CAF be "NO".

In a review of the EAF, p. 2 B (b), the WAC recommends that "YES" should be checked, not "NO"; B(d) should be "NO", not "YES", and that the comment "notice to adjacent municipalities" next to this check mark can be eliminated.

In reviewing the EAF, part II, p. 6, #9 should say "NO", because there is no building or development occurring. On p. 6 of the EAF, part II, #10, the answer should say "NO", not "YES", since there is no impact to a historic or archaeological resource; on p. 9, #16, the answer should say "NO", not "YES", because there is no impact on human health from exposure to new or existing sources of contaminants.

In a review of the LWRP policies, the only policy that is applicable to this draft law is policy 1A:

*Existing planning and zoning documents should be reviewed and amended where necessary to ensure development within the community is consistent with adopted goals and policies.*

The proposed draft law is consistent with this policy because it is a modification of the existing code.

Ms. Gallelli made a motion to make a recommendation of preliminary consistency, seconded by Mr. Kauderer, and carried, all in favor by a vote of 4-0.

### **3. APPROVAL OF MINUTES**

Ms. Gallelli made a motion to approve the minutes of May 19, 2015, seconded by Mr. Kane and carried all in favor by a vote of 3-0-1 (Mr. Levitt abstained because he was not at this meeting).

### **4. ADJOURNMENT**

Mr. Levitt made a motion to adjourn the meeting, seconded by Chairman Kane, and carried all in favor by a vote of 4-0. The meeting was adjourned at 8:00 p.m.

Respectfully submitted,

Ronnie L. Rose  
Secretary to the WAC