

Village meeting of special board on Chenango St zoning Moratorium

11 Nov 2025 6:30pm meeting started.

Kick off meeting

Board needs plan on how to proceed

How to engage public?

Hire consulting firm?

Documents this board should review before next meeting

- 1) Local law that establishes the short term moratorium
- 2) Properties currently zoned commercial properties on Chenango St
 - a. one of 5 is zone residential multi family
 - b. Funeral home is residential commercial
- 3) Schedule of zoning regulations
- 4) Village comprehensive plan
 - a. 2019 desire of what the people in village want
 - i. Based on surveys
 - ii. Generally residents see the village as residential

New online code is coming soon.

From the comprehensive plan typically the zoning laws are updated and changed. and this is really what this board is objective is to do.

We can amend the comprehensive plan

Draft a local law that will change the zoning laws.

Recommend to Village board how to revise and update the zoning law,

Read the comprehensive plan

Talk to neighbors, get input

Do we need to do studies?

Traffic studies

Public survey

Do we need to update the comprehensive plan

Maybe a new zoning district

Limited to professional services, lawyers, doctors, etc

Is Hawk's property zoned commercial?

We may consider zoning that

Help the Village board craft a new zoning

Can extend for up to two 6 month extensions

Probably can not limit what is sold in retail.

If turnkey not requiring a review by village before any new commercial retail.

If now approval

If Commercial review

Next meeting will be 9 December 2026.

This board needs to be public meeting.

Attendees,

Jim DeGennaro

Eric Backlund

Pete Dionne

Vince Lomonaco

Tony Valenta

Jason Smith

Come back with initial thoughts.

Meeting closed at 7:12