

What is the Village working on?

This is the text of the October 24, 2007 Worksession Meeting Notice:

The Sag Harbor Village Board of Trustees and the Zoning Committee will hold a special work session on the second floor meeting room of the Municipal Building, Main Street, Village of Sag Harbor on October 24th to present the preliminary findings and recommendations of the commercial district to the property owners within the Village Business (VB) District.

As part of an overall zoning code update, the Board of Trustees of the Village of Sag Harbor has commenced an evaluation of the Village Business District zoning provisions to assess whether the existing code sufficiently protects the historic, commercial character of the Main Street core commercial district. On September 27th, a progress report to the Trustees was made by their consultants, Anthony B Tohill, Esq. (Special Counsel to the Village), and Richard E. Warren, AICP (the Village Planning Consultant). The purpose of the meeting was to: (a) outline the issues that have been raised; (b) discuss some of the initial results of the research that was undertaken; and (c) begin dialogue regarding potential recommendations to address the issues.

In general the **Issues of Concern** were identified as follows:

- A. Protecting the existing historic character of the "core" commercial district, changes to which would threaten the "identity" of the Village of Sag Harbor.
- B. Maintaining appropriate size and scale of commercial uses.
- C. Protecting against change in uses from a retail/shopping district to one which contains non-retail uses.
- D. Maintaining the diversity of uses which support the vitality of the shopping district.
- E. Encouraging the location of businesses providing services and products used by Sag Harbor population.
- F. Establishing provisions to encourage affordable housing within the area for the local workforce.
- G. Ensuring that the infrastructure of the Village (parking, sewage treatment, roads, services, etc.) is capable of supporting future development or changes in the Village.
- H. Managing the recent influx of attached unit condominium and apartment projects that could potentially change the character of the Village.
- I. Maintaining the historic character of the Village by establishing comprehensive and appropriate development regulations.

A detailed inventory of the existing commercial district was presented at the meeting, along with a series of draft recommendations. The meeting included a discussion regarding the avenues available to the Village of Sag Harbor to appropriately control changes in the Sag Harbor commercial district that would negatively effect the vibrancy of the existing historic character of Sag Harbor and its special "sense of place".

A series of **Preliminary Recommendations** were presented, as follows:

1. Refine the boundaries of the Village Business District (VB) to follow what is considered the "core" of the commercial downtown shopping district.
2. Create a new zoning district—the Office District (OD)—which provides opportunities for development and use for professional offices, financial institutions and the like.
3. Redefine the Permitted (P) and Special Exception (SE) Uses within the Village Business District (VB) to focus on supporting the retail and shopping trade by restricting the further expansion of office-type of uses within the "core" of the commercial shopping district along Main Street. This would eliminate offices, professional offices, real estate offices, financial services, banks and the like from within the VB District. All of these existing uses would become pre-existing and non-conforming.
4. Develop a list of Permitted (P) and Special Exception (SE) Uses within the proposed Office District (OD) to encourage the utilization of this outlying business district.
5. Create general and specific standard that are appropriate for those uses which are deemed to be Special Exception (SE) Uses.
6. Develop a series of design standards for the Office District (OD) to allow development to occur in an appropriate size and scale with due consideration to the neighborhood.
7. To encourage and support the local "small-town feel" of the commercial shopping district and maintain a diversity of shopping opportunities, it is recommended that the Village establish a maximum gross floor area (GFA) for any individual use of commercial space.
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9. In order to further encourage small shops to exist and maintain the diversity of the stores within the Village, it is recommended that the Village establish a maximum street or store frontage requirement for each use within the core commercial district.
10. Develop regulations that encourage accessory apartments on the second floor (and above) in commercial buildings within the Village Business District (VB).
11. Develop a provision which will permit offices on the second floor of a structure where such office is an accessory to a first floor commercial use, and establish a maximum gross floor area (GFA) for such an accessory office.
12. Examine developing provisions which permit, on a limited basis, the establishment of seasonal outdoor seating for restaurant uses located within the Village Business District (VB).
13. Evaluate and adjust the parking regulations so the requirements meet the needs of particular uses. In addition, it is recommended that the Parking Trust Fund provisions of the Zoning Code be evaluated to determine whether they are appropriate.
14. Create a process which appropriately deals with the issues related to a "Change-of-Use" for properties within the Village as a whole, and more particularly within the Village Business District (VB).

15. Create a new and more detailed Table of Uses for all zoning districts within the Inc. Village of Sag Harbor, and tie those uses to the Standard Industrial Classification (SIC) Code to allow for a standardization of use definitions.
16. Define an appropriate Site Plan Review process. Coordinate agency reviews within Village. Adjust timeframes to make them reasonable. Establish a pre-application review conference as an option.
17. Prepare a new zoning map for the Inc. Village of Sag Harbor, which clearly defines the new district boundaries, as well as the limit of the Village Historic District.

The work session to be held on October 24th is intended to allow for business property owners to better understand the issues that face Sag Harbor, and allow them to provide input into the process. We hope to see you there.