

Village of Deposit Planning Bd. Mtg.  
September 13, 2023

Attendees: Sarah Evans, Mike Musante, Gail Musante, Peter Carson, John O'Connor and Shelley Johnson were present from the board. Richard Lewis was present as a visitor.

The regular Mtg. was called to order at 7:02 pm by Sarah Evans. She declared a quorum.

Sarah asked if the board members had a chance to review the minutes from the August meeting. A motion was made by Peter to approve the August minutes as submitted; Mike seconded; all approved. The approved August minutes will be submitted to the Village Clerk by the Planning Board secretary.

Old Business:

No old business

New Business:

- Last month, Peter had handed out a packet of sample model laws for Senior Housing Regulations from other NY communities. Today, he presented this information to Shelley on accessible and affordable housing for seniors who need special care. The purpose of the laws is to permit a disabled person to live with family member in a separate pod/accessory unit on a regular lot - the person must be either dependent or a care giver.
- John asked for clarification about the caregiver living in a separate cottage - he pointed out this might include someone not elderly or disabled, perhaps not even in the family. Peter agreed that these model laws might permit such an arrangement.
- Shelley said that these suggested laws are intended to allow an elderly person to stay with his or her family instead of going into a long-term care facility. She added that our Village zoning law, as written, does not preclude such usage. The difficulty, however, would be in providing adequate enforcement - to guarantee that the resident is indeed a family member. The Village Clerk or Code Enforcement officer would need to follow through with record keeping. The applications would have to be checked periodically, ensuring that the subdivided residences have not been converted into Air B&B's or ordinary rentals.
- Mike agreed with the intent of the model laws, but added that the planning board would need to be careful in framing the proposal, so the law could not be used to maintain some of the drug trailers that have been appearing in parts of the village.
- John pointed out that, since the model laws do not specify that the residents are related to the property owner, we should consider adding these specifications to our version of the law.
- Sarah asked whether the planning board can initiate a formal suggestion to the Village that they pass a law/or amend our laws permitting this type of housing. Shelley said we need to make sure that this request does not conflict with existing zoning laws.
- John suggested that we need to bring the code enforcement officer into the conversation early on, since he would be responsible for making sure the new law was monitored.
- Sarah inquired as to how we should proceed. Shelley suggested that the Planning Board could present the Village with either a stand-alone law or a zoning amendment proposing

these senior housing waivers, showing how they meet the goals of the Village Comprehensive Plan.

- Shelley will review the state regulations and the proposed model laws. The board will revisit this proposal at our next meeting.

Next meeting will be on Wednesday, October 11, at 7:00.

Sarah asked for a motion to adjourn at 8:05 pm. Peter made the motion, and Mike seconded. All approved.

Respectfully submitted,

Gail Musante  
Recording Secretary