



## TOWN OF BEAUX ARTS VILLAGE

### PLANNING COMMISSION

### MINUTES

January 18, 2007

Casey

**Present:** Acting Chairman Dennis Casey, Commissioners Gordon Roberts, John Chihak and Karen Scott

**Guests:** Town Planner Mona Green, Jeff Jochum

Acting Chairman Casey called the meeting to order.

**Minutes:** Minutes of November 18, 2006 meeting were approved with one correction – Dennis Casey chaired.

#### **PUBLIC HEARING: Below Grade Garages – Treatment as Basements:**

Commissioners discussed the proposed modification to zoning code 333 regarding below grade garages. Sylvia Hobbs letter was read into the record (see attached). She favors the modification, with certain conditions. Scott Harpster's letter was read into the record (see attached). Several of the issues he raised will be considered as future agenda items.

#### **The Public Hearing was closed.**

After discussion, Commissioner Scott moved, Casey seconded and Roberts approved to propose to the Town Council that Ordinance No. 333 should be amended to read (ADDITION IN CAPS)

**Gross Floor Area Ratio (GFAR): The total gross floor area divided by the total area of the building lot. THE PORTION OF A GARAGE FLOOR THAT IS LOCATED BELOW FINISHED GRADE MAY BE EXCLUDED FROM THE GROSS FLOOR AREA IN THE SAME MANNER AS A BASEMENT.**

The Commissioners clarified that the previously approved proposed modifications regarding eave and chimney intrusions into the property setbacks should be discussed at the February Town Council public hearing, along with the below grade garage modification.

**Adjourn:** Acting Chairman Casey adjourned the meeting.

Respectfully submitted,

Betsy Donworth  
Deputy Town Clerk

