

Irvington Planning Commission

Report of 1-7-25PC Meeting to Town Council

1. **154.051 E (3) Proposed Changes (R-1 and R-2) Motion to recommend to TC passed 4-1.**

Current: Agricultural with conditional use permit, but not to include the raising of animals, including horses, pigs, cattle, fowl or the like;

Proposed: Agricultural, and/or the raising of up to 12 chicken hens or guineafowl, but not to include the raising of horses, pigs, cattle or the like."

2. **Accessory Buildings or Structures: Motion to recommend to TC passed 5-0**

New Definition: Outdoor Kitchen: A kitchen for the preparation, cooking and/or serving of food or drink. It is to be open on at least three sides.

154.051 E (10)

Proposed:

Accessory Buildings and Structures and permitted uses are further defined hereinafter. However, garages or other accessory structures such as carports, porches, and stoops attached to the main building are considered to be a part of the main building. An Accessory Building other than carports and garages, of up to 300 sq. ft. of floor area and no more than 15 ft in height is permitted, but must be at least 10 feet from the side property line, at least 35 feet from the rear property line and at least 100 feet from the mean highwater line of a lot on a creek except docks and bulkheads. An Accessory Building other than carports and garages, of more than 300 sq. ft. and up to 700 sq. ft. of floor area and no more than 20 ft in height is permitted, but must be at least 25 feet from the side property line, at least 50 feet from the rear property line and at least 100 feet from the mean highwater line of a lot on a creek except docks and bulkheads. The total floor area of all Accessory Buildings and structures, excluding swimming pools and tennis courts, shall not exceed 25% of the rear yard area. Accessory Buildings are not dwellings and may not be used for rental or similar purposes but may include an Outdoor Kitchen but no sleeping accommodations or indoor kitchen

3. **B-2 Motion to recommend to TC passed 4-1**

154-106

Current: In Limited District B-2, structures to be erected, not to exceed 1500 square feet area, first and second floor total, can be used for one or more of the following uses.

Proposed: In Limited District B-2 all uses allowed in R-1 and R-2 Districts and one or more of the following uses with a conditional use permit.

4. **Public Safety- Traffic Calming:** The PC previously proposed the TC appoint a committee to address this issue with two PC members and two TC members. The PC nominated Robin Camillo and Marston Smith.

**Respectfully Submitted,
Tom Chapman, PC Chair
1/9/25**