

**LOCAL LAW NO. \_\_\_ OF 2026 AMENDING CHAPTER 255 OF THE VILLAGE CODE AMENDING §255-38 B. AND BY ADDING A NEW § 255-38.1 ESTABLISHING THE TECHNICAL ADVISORY COMMITTEE (TAC) AND REPEALING THE FORMER APPEARANCE REVIEW BOARD**

Strikethrough language being removed and underlined language being added:

**Chapter 255. Zoning**

**Article X. Site Development Plan and Architectural Review; ~~Appearance Review Board~~ Technical Advisory Committee.**

**§ 255-38. General applicability.**

**B.**

Site plan approval or architectural review by the Planning Board is not required for single-family, two-family detached or one-family semiattached residential uses or for additions, alterations or structures accessory thereto unless generated by a request for a subdivision. However, a building permit may not be issued for a single-family or two-family detached or one-family semiattached residential uses or for additions, alterations or structures accessory thereto where the floor area ratio of the residence or the residence with the addition, alteration or accessory structure exceeds ~~0.30~~ 0.65 until the applicant obtains authorization from the ~~Appearance Review Board~~ Technical Advisory Committee.

[Added 12-19-2006 by L.L. No. 7-2006][Amended \_\_\_\_\_ 2026]

**~~§ 255-38.1. Appearance Review Board.~~**

[~~Added 12-19-2006 by L.L. No. 7-2006~~]

**~~A.~~**

~~There shall be three members of the Appearance Review Board who shall be appointed by the Mayor for two-year terms. One member shall be from the Village's Building Department. Another member shall be a member of the Planning Board and the third shall have experience in architecture or planning.~~

**~~B.~~**

~~The Appearance Review Board shall meet at least once a month with applicants and/or their representatives to review plans for single family, two family detached or one family semi attached residences, additions, alterations or accessory structures thereto which are within the parameters of floor area ratio set forth in § 255-38B above to determine whether such structures will adversely affect the neighborhood.~~

~~C.~~

~~In reaching this determination, the Appearance Review Board shall consider the issues of adequate drainage; the dissimilarity and inappropriateness or poor quality of design in the exterior appearance of the residence, addition, alteration or accessory structure; whether the floor area ratio which exceeds 0.30 makes the residence, addition, alteration or accessory structure inappropriate for the site.~~

~~D.~~

~~If a majority of the Appearance Review Board, following review, refuses to recommend the issuance of a building permit, the reasons shall be stated in a denial letter from the Building Inspector issued within seven days of the meeting. A denial of a building permit may be appealed to the Zoning Board of Appeals within 30 days of the date of the denial letter.~~

**§ 255-38.1 Technical Advisory Committee (TAC).**

[Added/Amended \_\_\_\_\_ by L.L. No. -20] (replacing former Appearance Review Board)

A. Creation and Composition.

There is hereby created a Technical Advisory Committee (TAC) consisting of the following members who shall be appointed by the Mayor:

- Two (2) members of the Village Board;
- The Chairman or designee of the Planning Board;
- The Chairman or designee of the Zoning Board of Appeals;
- A representative of the Fire Department (preferably the Fire Chief);
- The Village Engineer or the Village's engineering consultant;
- The Village Planner or the Village's planning consultant;
- The Zoning Administrator or Code Enforcement Official or consultant.
- The Village Attorney or legal representative.

The Mayor may designate alternates as needed.

**B. Powers and Duties.** The Technical Advisory Committee shall evaluate the technical adequacy of all site plan, subdivision, and Village Board special permit applications, or any other matters which may be referred to it by the Village Board from time to time.

After its review, the TAC shall notify the applicant and the appropriate agency, board, commission or department, on a form or letter prepared by the Building Department that the application does or does not conform to applicable rules, regulations, laws and ordinances.

- If the application **conforms**, the TAC shall notify the applicant and the appropriate agency that the application conforms and that the item shall be heard by the appropriate agency.
- In the event that the application **does not conform**, the TAC shall notify the applicant and the appropriate agency, board or department of the specific nonconformances.

The participation of the two (2) Village Board members on the Technical Advisory Committee shall be required only for the review of applications that involve a special permit. For all other applications (including site plans, subdivisions, and any other matters not requiring special permit approval), the TAC may conduct its review without the Village Board members. In such cases, a quorum of the remaining members shall be sufficient to perform the technical review.

The TAC shall also review subdivisions, site plans, and Planning Board special permits **after final approval** by the Planning Board to confirm whether conditions imposed have been satisfied prior to the Planning Board Chairman's endorsement/signing of the plan (check plan review).

**C.** The TAC shall meet at least once a month with applicants and/or their representatives to review plans for single-family, two-family detached or one-family semi attached residences, additions, alterations or accessory structures thereto which are within the parameters of floor area ratio set forth in § **255-38B** above to determine whether such structures will adversely affect the neighborhood. In reaching this determination, the TAC shall consider the issues of adequate drainage; the dissimilarity and inappropriateness or poor quality of design in the exterior appearance of the residence, addition, alteration or accessory structure; whether the floor area ratio which exceeds 0.65 makes the residence, addition, alteration or accessory structure inappropriate for the site.

**D. Limitations on Authority.** The TAC shall not have the ability to approve, approve with conditions, or disapprove Planning Board applications, which are the exclusive powers of the Planning Board. The TAC shall not have the authority to add, remove or otherwise change conditions established by the Planning Board as part of an approval, nor shall it modify a site plan or subdivision plat approved by the Planning Board.

**E. Relationship to Other Procedures.** Review by the TAC shall serve as a preliminary technical screening step and shall occur prior to formal referral of special permit applications to the Village Board, Planning Board or other reviewing bodies. Nothing in this section shall prevent concurrent processing of applications where permitted by this chapter, nor shall it relieve applicants from complying with all other applicable review procedures, including but not limited to site development plan approval under §§ 255-41 through 255-44 and special permit procedures under § 255-24.