

Town of Pine Plains Zoning Commission Minutes  
March 22, 2006

Members Present: Jon DePreter, Peter Caldwell, Helene McQuade, Gary Keeler, Vikki Soracco, Scott Chase and Nan Stolzenburg (Consultant).

Absent: Margo Jackson

Guests: (4) members of the public, (1) reporter from the Register Herald.

Meeting called to order at 5:30 PM.

Caldwell moved to approve the minutes from the March 8, 2006 meeting. Seconded by Keeler. All in favor.

Caldwell moved that the build-out analysis for the Sunny Meadows, Schultz Hill and Fulton Rockwell farms be posted on the town's website. All agreed to have them posted.

Privilege of the Floor – A member of the public stated that she was wondering if the agendas can be posted on the website in "PDF" format because individuals with MAC computers have a hard time opening them in their current format. The commission's secretary stated that she is unable to create "PDF" documents but will post documents in rich text format and perhaps that might help.

DePreter stated that due to Jackson's work schedule she may have trouble making it to the meetings through the month of April but should be available after that. DePreter further stated that Jackson does listen to the tapes of the meetings to keep up to date.

DePreter stated that per Joan Redmond the CAC is redrawing or clarifying some of the borders of the critical environmental area and some of that is being done along the lakeside. DePreter stated that Redmond was wondering if somehow the commission should consider it in their work. DePreter stated that he told Redmond he thought the districts and overlays are a little different than a critical environmental area in many regulatory ways. DePreter stated that he spoke with Stolzenburg about it and Stolzenburg agreed but she wondered if perhaps the Town Board had asked to have that woven in somehow. DePreter stated that he spoke with Rick Butler and Butler stated that he was not aware of that. DePreter stated that the commission would be interested in seeing what the CAC does but it probably will not change the commission's hamlet definitions or boundaries. DePreter further stated that Redmond told him that she had heard from Caldwell that the commission is considering a ridgeline protection and she asked if we want to use the CAC to help delineate some of the ridgelines. DePreter stated that he told Redmond to hold off until he speaks with the commission and Stolzenburg. DePreter further stated that he mentioned to Redmond that if she wants to bring it up at the public presentation then maybe we can discuss it then. DePreter asked the commission members how they feel about the issue.

Chase stated that in terms of the public presentation, it seems that quite a bit of the commission's work is still on a general level so maybe one of the things that we should be doing at the public presentation is presenting our general concepts and in some sort of a survey format, provide people the opportunity to give a level of support or non-support. Caldwell stated that he thinks we should include a ridgeline protection as part of the zoning code but we just have not done so yet. Soracco stated that the commission did talk about it and we all agreed that we do want it but went on to ask if a lot of that would be included in the siting. Discussion followed.

DePreter stated that Caldwell sent an email out about the idea of having an affordable housing proposal as part of zoning. DePreter stated that he thinks that affordable housing is a standalone issue but he would like to hear everyone else's feelings on the subject.

Keeler stated that from his experiences, depending on what town and county you're in, the definition of affordable housing can change drastically so the problem is how to define it. Keeler further stated that maybe the commission can include the question on the survey at the public presentation asking whether the commission should be looking into affordable housing at some point in time. Chase stated that as we go through our process we may have to have a list out there of items that need to be done. Keeler stated that this may be an ongoing process for quite some time and feels that when the commission has a plan to present to the Town Board, the zoning commission should still meet once a month to see what needs to be fine tuned and what else needs to be addressed. McQuade stated that she thinks affordable housing is a good subject for the future but wonders if it is something that the commission should address in its mission or should the town board look into establishing affordable housing as a separate project with a recommendation from the zoning commission as something the town should consider. Caldwell stated that he thinks the zoning commission should incorporate an affordable housing format in the zoning code and he thinks it should be included as a desirable part of the floating districts where higher density housing might be considered adjacent to the hamlet. Soracco stated that she feels affordable housing should be addressed now and that zoning should incorporate the people who are here now and not just the large landowners or the people moving in. Soracco further stated that affordable housing should not just be directed to the hamlet but should be available in the rural area as well. Chase stated that his approach to affordable housing would be encouraging accessory apartments everywhere. Chase explained that the extra income from the apartment would make the main house affordable, as well as the rental unit itself. Caldwell stated that he feels that the developers who build 10 or more units should be required to provide affordable housing by mandating 10% to 20% of the units as affordable housing. Soracco asked what about the person who wants to build just one house on one acre out in the rural area. Caldwell stated that is not a problem because we have no limitation of acreage or lot size for someone who wants to build an individual home. DePreter stated that his question is whether we want to do this now. DePreter further stated that perhaps the way to handle the issue of affordable housing would be to put the idea out there and explain the concept we have and have it in the survey. Discussion followed.

Stolzenburg stated that she was reviewing her notes from the last meeting when the commission discussed mandatory siting away from prime and statewide important soils in the Ag district. Stolzenburg stated that she is a little confused about whether the commission is going to have siting away from other environmental features as well as environmental features that are not in the Ag district. McQuade stated that her reason for wanting to include the prime soils and soils of statewide importance in the Ag district was because she knew that they were already accounted for in terms of the environmental control formula but she wanted them to also be protected by siting. Stolzenburg stated what she needs clarified is how the other environmental features like wetlands, steep slopes and all of the other things outside of the Ag district are going to be treated. DePreter stated that he would like to see language that states siting should be moved away from those features no matter where you are. Discussion followed.

Caldwell asked if the mandatory siting we are discussing would apply to 5 or more units or does it apply to single residences. Stolzenburg stated that it would apply to anything. Caldwell stated that 2 years ago the Town Board dropped the mandatory siting. Stolzenburg stated that they dropped the mandatory site plan review process but not mandatory siting. Caldwell asked what the difference is between the mandatory site plan review process and mandatory siting. Stolzenburg explained that the site plan review process is a legal process where you have to apply and go through the whole review and mandatory siting does not include that. Stolzenburg further explained that mandatory siting would be part of the subdivision process. Stolzenburg stated that she will revise her statement and say mandatory siting would apply to anything that goes through a subdivision, whether it's a minor or major subdivision. Discussion followed regarding whether to have mandatory siting for each and every residence. DePreter asked around the table if the commission is in favor of mandatory siting for each and every residence. Keeler, McQuade, Caldwell, Soracco, Chase and DePreter stated that they are in favor of mandatory siting for each and every residence.

The commission moved on to discuss the upcoming public presentation. McQuade stated that she has reservation forms reserving the High School cafeteria for Tuesday, April 25<sup>th</sup>, at 7:00 pm and Saturday, April 29<sup>th</sup> at 9:30 AM. McQuade stated that the form should be filled out and signed by a town official. Pineda stated that she will have Gregg Pulver sign the forms and will get them back to McQuade.

Stolzenburg suggested that the commission discuss the format of the presentation to get an idea of what kind of setup and advertising will be needed. DePreter stated that he was thinking that the first part of the presentation would be introducing to the town what the commission has come up with so far and making sure that everyone has a pretty good grip on what it is that we came up with. DePreter stated that the second part of the presentation should be finding out how people feel about what the commission has come up with and whether or not they feel the commission has missed anything. Discussion followed regarding the format of the presentation.

Stolzenburg asked if the commission wants to show the maps of the district boundaries, the density levels that the commission has chosen and the various regulatory tools like siting and the incentives. Stolzenburg stated that she can put that kind of outline together

in a PowerPoint presentation. Stolzenburg further stated that she would suggest that the commission take as much of a role in the presentation as possible. Stolzenburg stated that she will be glad to do whatever the commission asks her to do but she thinks it will be better if the presentation comes from the commission. The commission members agreed. Stolzenburg suggested that the sections of the presentation be split up and each member explains an area. The commission discussed various ideas for the format of the public presentation with regard to how to handle the questions from the community. The commission discussed the idea of a survey to be completed by the members of the community who come to the presentation. Stolzenburg stated that the PowerPoint presentation can be posted on the town's website in a "PDF" format along with the survey for those who are unable to attend the presentation. Caldwell asked if we are going to post everything on the website before the presentation. DePreter stated that he would have no problem putting it on the website once we get it all in one package. Stolzenburg asked if the commission would want to have handouts of any of the maps that will be included in the PowerPoint presentation. All members are in favor of having maps included as handouts. Stolzenburg stated that there are many maps and there could end up being hundreds of color copies if the commission wants to have a copy of each map for each person. DePreter stated that perhaps maps can be posted on the website and we can steer people there to view them. McQuade stated that maybe in addition to the website, we can have a few copies laminated and available at the town hall for people to view. DePreter stated that a map can also be made for each table at the presentation. Further discussion followed.

Stolzenburg stated that we will need a speaker podium, screen and microphone for the presentation. The commission discussed whether to have sign in sheets. Caldwell suggested having a sign in sheet at each table. The commission discussed advertising, set up and whether food should be served.

DePreter announced that since the commission is having its presentation on April 25<sup>th</sup>, the regularly scheduled meeting of the zoning commission on April 26<sup>th</sup> will be cancelled.

The zoning commission's next regular meeting is April 12, 2006 at 5:30 PM. McQuade and Keeler stated that they will not be at the meeting on the 12<sup>th</sup>.

Keeler motioned to adjourn. Seconded by Caldwell. All in favor.

Respectfully submitted by:

Karen Pineda  
Zoning Commission Secretary