

May 12, 2009  
Workshop Meeting

Special workshop meeting of the Town Board on the above date at 7:30 pm to discuss/review the proposed zoning law.

All Board members were in attendance. Also attending were Consultant Bonnie Franson, Atty. to the Town Warren Replansky, six members of the community and reporters from the Millerton News and Poughkeepsie Journal.

Bonnie Franson started the review/discussion by stating that the Public Comment period ended May 4, 2009. There were about one hundred sixty (160) comments; 50-60 of these were not from Pine Plains residents. The vast majority of the comments referred to the "NND" – either against or for this.

Bonnie gave all Board members a draft summary. Atty. Replansky stated he concurs with Bonnies' evaluation.

Bonnie said the "NND" was discussed with the Planning Board.

The main concern per the comments is that the "NND" does not comply with the Comprehensive Plan – she said actually the Comprehensive Plan does not define density. She gave housing diversity as one reason to accommodate various housing types regarding the "NND". Replansky added that a contiguous "NND" not being allowed could be added. And that the "NND" is a well accepted planning tool. He said a density of six hundred eleven units would be the absolute maximum allowed; this only provides the opportunity to develop to that – it does not mean it will happen to that density level. Replansky and Franson feel we should have a time to further explain the "NND" to the community.

Supervisor Pulver agrees with that and feels we did fail terribly on better explaining this to the community. Replansky said putting it bluntly – do you want the community to grow and how do you want it to grow.

Replansky said the other big issue is commercial development in the "NND".

Councilman Keeler asked if #11 in the summary applies to the Durst project. He was told that everything in here would apply to the Durst project and every application before the Board.

The Board, Atty. and Consultant reviewed/discussed the rest of the summary.

Councilman Couse said he spoke to Building Inspector Drew Weaver and Drew would like the wording changed regarding pool fences to "conform to the State standards".

Atty. Replansky and Consultant Franson will have a time frame for the Board by the next Board meeting.

Workshop meeting over at 10:00pm.

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Town Clerk

Supervisor \_\_\_\_\_

Councilman DG \_\_\_\_\_

Councilman GK \_\_\_\_\_

Councilman RB \_\_\_\_\_

Councilman RC \_\_\_\_\_