

Town of Pine Plains Zoning Commission Minutes
May 24, 2006

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

Guests: (19) members of the public, Register Herald, Millerton News

Meeting called to order at 5:30 PM.

Caldwell moved to approve the minutes from the May 10, 2006 meeting. Seconded by McQuade. All in favor.

Privilege of the Floor – A member of the public asked if there will be another opportunity for public input at the end of the meeting. DePreter stated that the Commission will allow about 5 minutes at the end of the meeting for public input. A member of the community asked how the acreage in the environmental control formula is actually determined and how he would find out how many acres he has of everything. DePreter stated that the Commission has a build-out on the website that kind of explains it but wouldn't necessarily explain his specific property. DePreter stated that it is hard to say without knowing his particular property but that the wetlands would be marked on the maps that are on the website and most of what he would want to see would be on the website. The community member asked how the Commission got the build-outs. Stolzenburg explained that it all comes from the maps that are posted on the website and that the computer takes each one of those layers of data and calculates the area. Stolzenburg explained that it is a database for the whole town. DePreter asked the gentleman if that answered his question. He replied "yes".

Another member of the community, Rick Osofsky stated that he thinks he is speaking for himself and the group known as Teesink Crossroads 21. Osofsky stated that there has been some suggestion that Teesink may have been created in response to Pine Plains United. Osofsky stated that he wants to make it clear that Teesink Crossroads 21 has nothing to do with Pine Plains United and if Pine Plains United had not been here, Teesink would still be here. Osofsky stated that Teesink Crossroads 21 supports the efforts of Pine Plains United just as he is sure they will support Teesink. Osofsky explained that Teesink Crossroads 21 got together for a lot of reasons but the thing that motivated them the most is the fact that there is going to be a zoning ordinance and they are concerned because most of them have been here for a long time, most of them own businesses in town and their basic concern is what appears to be the urgency that suggests that there will be a final zoning ordinance proposed by September. Osofsky stated that Teesink is here to ask that the Commission take its time. Osofsky stated that zoning has been around for a hundred years and Pine Plains has never had zoning so we don't have to have it tomorrow. Osofsky further stated that if it's going to be done, it should be done right. Osofsky stated that Teesink has things that they would like to offer and they will be doing a lot of other things for this community and the zoning issue is just one of them. Osofsky stated that he thinks part of the process should be considering the economic

impact the zoning ordinance is going to have and that he is concerned that the numbers do not support the kind of vitality that we need in order to make the town grow. Osofsky repeated that Teesink is just here to say to “please take your time, listen to us, we have a lot to say and we are here to help”.

The community member who spoke earlier regarding the acreage on his property stated that he wanted to go back to his question and asked if this was implemented and we were actually using this formula where would those acreages come from. DePreter stated it comes from the GIS database or a property survey. Chase explained that when somebody comes to develop their property, it's incumbent upon them to bring their information to the town. Chase further explained that the landowner would hire a surveyor to map out the exact boundaries and they would have to have the wetlands flagged. The community member asked if you would have to have someone like Chazen come in and tell you what kind of constraints you have. Chase stated that you use all of the resources you can, such as going to a soil conservation district to help you map your soils. The community member asked if it's the property owner's responsibility and not the town's responsibility. Chase stated that when someone is developing their property, it is the property owner's cost to develop it. Chase explained that the Commission used the generalized information that is out there on a town-wide basis but because it's done on a gross scale and because we do not have exact surveys for every property, it's difficult to apply that scale to an individual property. DePreter stated that he doesn't think the Commission meant to have the information so exact that it would be specifically about each individual parcel.

Rick Osofsky stated that it is his understanding that using the environmental control formula, a landowner who has 100 acres of flat land with no constraints would be able to use 10 acres to build 20 houses on $\frac{1}{2}$ acre lots but a neighboring landowner who also has 100 acres, also with 10 acres of flat buildable land but has 90 acres consisting of 15% grade, would not be allowed to build 20 houses on those 10 acres.

Chase and DePreter stated that the landowner with the 15% grade on 90 acres probably would not get 20 houses. Caldwell stated that the person would be able to build his 20 houses. Caldwell explained that what the Commission is saying is that we want to build away from the environmentally constrained areas in so far as is practicable and one of the environmentally constrained areas is the fields. Caldwell stated that the next question is “do you get 20 houses on 100 acres with 90% slopes”? Caldwell explained that you would take 0.2×90 which equals 18 then divide that by a base density of 5 and that would only give you $3 \frac{1}{2}$ houses for your 90 acres of slopes. Caldwell went on to explain that then you have the 10 acres of non-constrained land and that would give you 10 houses so the total you would get is 13.5 houses on that property. Discussion between Osofsky and Caldwell followed. (ADDENDUM: Caldwell erred in this calculation because first, he used a factor of 0.2 (incorrect) instead of 0.3 for steep slopes which gives $0.3 \times 90 = 27$, divided by 5 acre base density gives 5.4 and second, he did not divide the 10 acre non-constrained area by the base density of 5 to get 2. The correct total then is $5.4 + 2 = 7.4$ houses.

Stolzenburg explained that the environmental control formula calculates the amount of density based on the environmental constraints of the property so on two 100 acre parcels, if one had no constraints and one had a lot of constraints they would have unequal numbers of density that would be eligible for those parcels. Stolzenburg further explained that the environmental control formula attempts to take into consideration a level of development that takes into account all of the features on the parcel. Osofsky asked how the hillside constrains the property if there is a little grade on property not being built on. Chase stated that the Commission is not doing plans parcel by parcel but are also looking at community-wide impacts. Chase further stated that if we follow Osofsky's logic, every piece of property that had no constraints on it would be developed to the maximum and we would end up with a community that had 20,000 units. Chase stated that is not what we are trying to do. Chase explained that all properties are not created equal. Chase gave an example stating that if someone buys a piece of property that is mostly wetland, that person did not pay as much for that as he would have if the property was all prime soils. Chase stated that you shouldn't say that you should get to develop as much on a crummy piece of property as someone who has a good piece of property. Discussion ensued between Osofsky and the Commission.

A member of the community, Wesley Chase stated that regarding the build-out that the Commission presented that they would like to see for the town, he wanted to know where the Commission got the percentages from that they used in the environmental control formula. Jackson explained that the numbers came from the Comprehensive Plan. Stolzenburg stated that the Commission also worked to prioritize the environmental limitations in the town. DePreter explained that the build-out was based on using the environmental control formula at the percentages that were assigned to them that we had in the presentation. Chase asked if the Commission took into consideration the 50 acres of the high school, the cemetery and the wetlands that are in the town where property can never be subdivided because of soils. DePreter stated yes. Stolzenburg stated that everyone needs to understand that the build-out is an exercise used in helping the Zoning Commission understand different scenarios and it is not a precise tool and was never meant to be. Discussion ensued between Wesley Chase and the Commission.

DePreter asked if anyone else has anything to say. A member of Teesink Crossroads 21 asked DePreter if he is going to read the letter submitted by the Teesink Crossroads 21 executive committee and also stated that he thinks it would be a good idea to put the letters on the website so the public can read them as well. DePreter stated that he didn't know if he was going to read all the letters because the Commission has the surveys to read so he was going to acknowledge receipt of a number of letters. DePreter asked the Commission how they feel about reading the letter into the records. Caldwell asked if the request to read the letter is so that everyone attending the meeting can hear it. DePreter asked if there is anyone else in the room tonight that is going to ask the Commission to read anything. Keeler stated that it's OK with him to go ahead and read the letter. McQuade stated that she feels very strongly that people should make their input and the Commission should accept it respectfully and give it every consideration but the only thing she has qualms about is if we have to read every single letter, we are not going to get a lot done at our meetings. McQuade further stated that although this letter is short, it would concern her if this sets a precedent. Jackson agreed that if this sets a precedent, the Commission will not get anything done. DePreter stated that he will make an exception but he does not want to get into a habit of doing this and that this is not a

precedent setting situation. DePreter read the letter submitted by Teesink Crossroads 21. DePreter also acknowledged receipt of a letter from Rick Osofsky as an executive committee member of Teesink Crossroads 21, receipt of an Economic Analysis from Pine Plains United and receipt of a letter from Corbally, Gartland & Rappleyea's office.

Caldwell stated that one of the surveys received by the Commission indicated that there was an error whereby one parcel was inadvertently left out of the Pulvers Corners Hamlet. Caldwell stated that the original design was to go up to the power station at the Pulvers Corners Hamlet but we fell one parcel short of getting to the power station and the person who owns that piece of property would like to be included in the hamlet. Discussion followed. The Commission members agreed to include the parcel that was originally excluded from the Pulvers Corners Hamlet and redraw the hamlet boundary. DePreter stated that regarding the two additional sets of surveys received, the Commission members will look at them, the results will be posted on the town's website and everyone can look at them online. Keeler stated he is fine with that, McQuade agreed, Jackson agreed, Soracco stated that they should all be treated the same as the others, Chase stated that he thinks we have the tallies of them all. DePreter explained to the public that the results of each group of surveys received will be put online as well as one posting showing the complete and final numbers.

DePreter asked the Commission members if they had time to review the recent survey results and if any of the members had any comments. Chase stated that it seems to him that there was a significant group in support and a significant group that was unsure and needed more information and clarification. Chase stated that he thinks as the Commission goes forward, part of the Commission's job is to make sure there is sufficient information for the community. Chase further stated that since this is a community process, we need to make sure that the community understands it and that we feel there is overall support. Chase stated that if we do not have the community's support, it will not be successful. Keeler stated that some of the comments he has gotten from people are that the environmental control formula wasn't really explained to them and they didn't really understand it. Keeler stated that he doesn't know how we should address that and that perhaps we should put some specific examples on the website so that people can see how the environmental control formula works on a certain piece of property or perhaps there can be a separate public hearing. Keeler further stated that he has also heard people asking where the Commission got the numbers from. Jackson stated that another concern that certainly came out of the first group of surveys is affordable housing. DePreter stated that he felt that the issue of affordable housing ran through all of the surveys. Keeler agreed. DePreter stated that the Commission will look at the issue and suggested that the Commission have a meeting that deals mostly with affordable housing. Caldwell asked if DePreter is suggesting having a meeting outside of the Commission's regular meetings. DePreter stated that it should probably be done as part of a regular meeting. Discussion followed.

Chase stated that the Dutchess County Planning Federation is having a seminar on affordable housing next Tuesday evening, May 30th, at the Farm and Home Center and the speakers will be John Nolan from the Pace Law Center and Anne Saylor from the County Planning Department. Chase stated that he would encourage the Commission

members to go. Chase further stated that he spoke with Anne Saylor and she said that she would be available to come to a meeting at some point if we request it. Keeler stated that would be good.

DePreter stated that the second thing he noticed was that there seems to be a pretty strong agreement on ridgeline protection. DePreter stated that at one point the Conservation Advisory Council (CAC) asked him if the Commission would like them to start some kind of a process on that. DePreter asked the Commission if that is something they would like to pursue. Keeler stated that he thinks from the survey results, we are going to have to address ridgelines in some way. Jackson stated that she thought that the Commission had agreed that there was no need for additional protection of the ridgelines because it was covered by the steep slopes being in the environmental control formula. Stolzenburg stated that she doesn't think the ridgelines are completely protected and that in some cases a ridgeline might be a steep slope but in other cases a ridgeline might be flat. Discussion followed. **DePreter asked the Commission if there is a consensus to move forward on ridgeline protection. All members agreed to move forward with discussing ridgeline protection.** DePreter stated that the Commission can forward something to the CAC telling them of the Commission's interest. DePreter asked the Commission members if there is a consensus to ask the CAC for a proposal for the Commission to discuss.

DePreter stated that Jon Adams had sent the Commission a letter and in that letter he made mention of an economic development study that was done by Hudson Valley Economic Corporation. DePreter stated that Adams said in the letter that a summary is available to those who were not in attendance. DePreter asked Matt Rudikoff how the Commission can get that summary. Rudikoff stated that you can contact Anne Conroy at the Dutchess County DEC. McQuade stated that the School District did a Demographic Analysis which included an economic impact based on scenarios and that the town has a copy of it. McQuade stated that perhaps the town's copy can be shared with the Zoning Commission. The Commission's secretary, Pineda stated that she will look into getting a copy.

DePreter stated that one of the surveys received had a comment stating, "along with the survey, there should be a copy of the proposed zoning so I know exactly what's going on". DePreter stated that he wanted to repeat that this stuff is on the website.

DePreter stated that on another survey, someone commented that "2 acres is too much and that it borders on discrimination, it is important that the plan does not make a mandatory lot size of 10 acres". DePreter stated that the individual may have been talking about base density but he wanted to be clear if that was it.

DePreter asked if anyone else had anything they wanted to talk about regarding the surveys.

The Commission went on to discuss agriculture. DePreter asked Jim Mara, the Town Assessor to come up. DePreter stated that Caldwell had a proposal to offer the definition of the Ag District to include Ag-exempt properties and to also include fields outside of the Ag District. DePreter stated that at the last meeting the Commission was talking about this and Keeler thought that it would be good to have Mara present so Mara is here

to answer questions about Ag-exempt and non-Ag Exempt properties. DePreter stated that the fundamental question is that our Ag District right now consists of 100 class properties which are properties that the local assessor has deemed agricultural as a primary use of the property. DePreter stated that Caldwell would like the Commission to consider having the Ag-exempt properties included in the Ag District. Keeler asked Mara if a parcel is tax exempt and 20% of the parcel is being farmed how that impacts the money that is collected. Mara stated that he does not think that anything you do in terms of what properties the Commission puts in the Ag Overlay will affect the tax situation. Mara further stated that percentages of land that are under Ag-exempt is determined by the soil maps that are submitted upon the application, then each year the state indicates a certain amount of value for the various soil groups within those acres. Mara stated that whatever percentage of land is exempt, the multiplier is created by the state and not by the assessors. Keeler stated that he understands that but the next question is how many acres are we talking about that are really and truly Ag-exempt versus regular agriculture. Mara stated that they are one in the same thing and that agriculture includes farming, horse farms, greenhouses, etc. Keeler asked if there is a difference between the ones that have Ag-exemptions and the ones that are classified as just agriculture. Mara stated yes. Keeler asked how much land is in Ag-exempt versus how much land is in agriculture. DePreter stated that what he has added up is in the 100 class Ag parcels, which is what the Commission's current Ag map is based on, there are 9,583.06 acres and the town has approximately 19,000 acres so about half of the town right now is in 100 class Ag parcels. DePreter explained that the 100 class parcels are those that have a primary use of agriculture. DePreter further stated that there are parcels that have Ag-exemptions because there is agricultural activity on those parcels but the primary use of those properties is residential. DePreter stated that is the difference between the two. Discussion followed.

Stolzenburg displayed a map of the proposed Agricultural District. Stolzenburg stated that the brown areas are the 100 class parcels, the orange parcels are the locations of the Ag-exempt parcels which are scattered around town. Stolzenburg distributed and explained a page describing the definition of agricultural boundaries. Stolzenburg stated that there are a lot of 100 class Ag-parcels that are located in the areas designated in the wellhead and those were excluded from the original Ag District because we had called that the Wellhead District. Stolzenburg explained that there are 670 acres of 100 class parcels in the Wellhead area and 522 of those acres receive Ag exemptions. Stolzenburg stated that it struck her that she was less comfortable excluding those significant agricultural lands from the Ag District because of the Wellhead area there. Stolzenburg stated that the Commission might consider re-thinking the Wellhead area from a base district to an overlay so that the 100 class Ag parcels are included.

Stolzenburg discussed options with the Commission pertaining to the Ag/Open Space Overlay. Stolzenburg stated that the Commission can leave the overlay the way it is without adding any Ag-exempt parcels or the Commission might consider not adding the Ag-exempt parcels into the base Agricultural District but to add them into the overlay. Stolzenburg explained that the Ag parcels that have overlapped with the open fields could be added into the Ag Overlay. Stolzenburg stated that some parcels have some woods and some of them are open fields that are cropped or have some other sort of agriculture taking place on them. DePreter asked what happens if someone just stops farming the land and drops the Ag-exemption. DePreter stated that it seems an Ag-exemption is a

business decision so if we were to say that these Ag-exempt properties get included in and then someone just stops farming the field that might be a problem. Stolzenburg stated that the same argument can be made for the base Ag District which is based on current land use. Stolzenburg stated that is an issue because the Ag-exemptions are given on an annual basis so the map drawn in 2006 might be different a year from now. Caldwell stated that is true for every farm in Pine Plains. Caldwell explained that every farm in Pine Plains has to apply every year before March 1st for an Ag-exemption. Stolzenburg stated that we are just talking about those parcels that are not in the 100 classes. Stolzenburg stated that a farmer does not on a yearly basis say they are no longer a farm. Caldwell stated that the farmer applies every year for the Ag-exemption so it's constantly being reviewed. DePreter asked what happens if someone who has an Ag-exemption decides he is not going to farm his land this year. Caldwell stated that he then has to notify the assessors and he has to pay a penalty. Stolzenburg stated that there isn't a penalty just because someone decides not to apply for the Ag-exemption. Caldwell stated that if they have been an Ag-exempt property in the past and they decide to cease and desist in farming the property, they then have to notify the assessors. Mara stated that if they have been an agricultural exemption and they convert it and change the use then there is a conversion penalty. Mara explained that if the property is within Ag District 21 and a conversion occurred within 8 years, there's a penalty and if it is outside of Ag District 21, there is a penalty within 5 years. Mara further explained that once someone ceases farming if they let the property go fallow for 5 years outside of the Ag District 21 and 8 years within the district, there is no conversion penalty. Mara stated there is only a penalty if the property is converted and not just because farming stopped.

Caldwell stated that there is an error regarding the Pulver property which is an agricultural class 105, agricultural vacant land and productive and has currently been corn and should be in the Ag District. Caldwell stated that he spoke to Gregg Pulver and Pulver does not know why it is not in the Ag District. Caldwell stated that it is a mistake in the map. DePreter stated that the map is one issue and the philosophy is another issue. Caldwell stated that he just wants to make sure the map gets corrected. Stolzenburg asked if that property has a conservation easement on it. A member of the community confirmed that it does in fact have an easement on it. Caldwell stated that none of the conservation easement properties have been taken off the Ag assessment map except the Pulver property. Stolzenburg stated that she will look into it. DePreter stated that it's a conserved land so it really isn't relevant to the conversation. Caldwell stated that it's a mistake that he has been trying to get corrected. DePreter stated that it is on record that we need to correct it but we have to solve a larger puzzle than that. Caldwell stated that the Comprehensive Plan says that we should be farm friendly, should protect farmlands and we should support agriculture so his proposition is that a property that has an Ag-exemption certifies that it's in active agriculture and it should be protected under either the Ag District designation or an Ag Overlay designation. Discussion followed regarding the Ag District definition.

DePreter asked around the table whether the Commission wants to expand the Agricultural District to include the Ag-exempt parcels. DePreter, Keeler, McQuade, Jackson and Soracco voted not to include the Ag-exempt parcels in the Ag District. Caldwell and Chase voted to include the Ag-exempt parcels. DePreter stated that this settles the Ag District and that the Ag District will stay the same.

DePreter asked around the table whether the Commission wants to expand the Agricultural Open Space Overlay to include fields outside of the Ag District that are actively farmed and have an Ag-exemption. DePreter, Keeler, Soracco and Jackson voted not to include them. McQuade, Caldwell and Chase voted to include them.

Caldwell asked if the horse operations can get into the Ag District. DePreter stated that question is for the local assessor. Mara stated that horse farms are either 117 class horse farms or 241 class. DePreter asked Mara if he can give the Commission some determination on that at a later date. Mara stated that he would.

The Commission moved on to discuss the Wellhead Protection District. Stolzenburg stated that the Commission should decide whether the Wellhead Protection District is a base district or an overlay. Stolzenburg stated that the Wellhead Protection area can be treated like any other district with its own density and set of regulations or it could be as an overlay with a sole purpose of setting standards to protect water quality. Discussion followed.

Stolzenburg stated that she thinks the Commission can accomplish what they want either way depending on what the Commission feels they need to regulate to protect the water quality. DePreter asked if we make it a Wellhead District and farming continues to operate there, what the difference is in the farming restrictions if it is in an overlay. Chase and Stolzenburg stated that there would not be any difference. DePreter stated that then the agriculture is really not going to be affected and the wellhead water is not going to be affected any differently one way or the other. DePreter asked if it's going to make agriculture less conducive one way or another. Stolzenburg stated that if the Commission puts in something about pesticide or herbicide use or manure spreading or something like that, it could restrict agriculture. DePreter stated that then either way the water will be protected but one option may possibly be friendlier to the agriculture. Caldwell stated that the state requirements say that you can not put in the well within 200 feet of surface manured area. Chase stated that he does not think it makes a great deal of difference and he doesn't think one option is necessarily easier than the other administratively. Chase further stated that often overlays were put in where people already had existing zones. Stolzenburg stated that she feels that from an administrative point of view, a district is easier than an overlay. Discussion ensued regarding the differences between a Wellhead Protection District and an Overlay.

DePreter asked what base density was applied to the Wellhead Protection area when the Commission did the build-out using the environmental control formula. Stolzenburg stated that she thinks it was a 5 acre base density. DePreter stated that is what the Commission is working from since the presentation. Chase stated that just knowing the properties that are there, he thinks almost all of them have a fair number of constraints that if we were to apply the environmental control formula in that district, you would find that the build-out density would be significantly less. Brief discussion followed.

DePreter stated that he is happy with the 5 acre base density in the Wellhead Protection area. Caldwell asked Chase if he has a recommendation on the subject. Chase stated that at this point by the time we put that factor in we are going to be at densities that there should not be an impact on the town well even with the 5 acre base density. Soracco asked if there will be a more updated study than the one done in 1991 because she would

like to know more about the impact now. DePreter stated that the 1991 study is the most current information we have and that it is the best and most accurate information. Soracco stated that there has been a lot more building since 1991. DePreter explained that the limestone and geology doesn't change. Chase stated that the town will be getting more information in theory if the Tomlew proposal goes through as part of what the Planning Board requested in the SEQRA document was significantly more information on the geology for that particular parcel. Soracco stated that she knows that a lot of people are very concerned about the water quality and the density. Soracco further stated that she would like more information on it. Stolzenburg stated that she is not sure there is more information. Discussion followed.

Chase stated that in trying to answer some of Soracco's questions, it comes down to how potentially hazardous materials are handled and stored and whether or not they will find a pathway that would ultimately get to the town's wells. Chase stated that he thinks that is what the people are saying they are concerned about. Soracco stated that they are concerned about that and they are concerned about 15 or 20 years from now and what shape the wells will be in. Chase stated that one of the things that the Commission has not discussed yet is what uses will be allowed in this Overlay District and what kind of performance standards will there be that will help make sure that the town is looking at the uses that take place within the area that has been designated as critical to the water supply. Chase stated that will be one of the processes the Commission will go through. DePreter stated that it will be a two pronged process, with one being the density and one being the use.

DePreter went around the table and asked the Commission if they are comfortable with a 5 acre base density in the Wellhead Protection area. All members were in favor of a 5 acre base density.

The Commission discussed whether the wellhead protection area should be a separate district or an overlay. McQuade asked if we are seeing far enough ahead into the future. McQuade stated that right now we are at the baseline where it doesn't make any difference one way or the other but is it possible that there is something unforeseen where one would be preferable. Chase stated that McQuade's point drives him back to the overlay because if we put the Wellhead Protection area in as an overlay now it might be easier to expand it rather than getting rid of the underlying district. DePreter stated it's a tough call. Stolzenburg stated that she doesn't have strong feelings about it one way or the other. Stolzenburg further stated that any district can be changed in the future. Stolzenburg explained that if the district gets expanded you can change the map or if there is something new that comes up that you want to address in the use table, the use table gets changed. **DePreter stated he would favor keeping the Wellhead Protection area a district but went around the table for a vote. Keeler, McQuade, Caldwell, Jackson, Soracco, Chase and DePreter voted in favor of the Wellhead Protection area being a district rather than an overlay.**

With about 3 minutes left to the evening's meeting, DePreter asked if anyone from the public had anything to say.

Rick Osofsky asked how the Commission plans to go forward. DePreter stated that the Commission members have the surveys with written comments and they will be posted online in different batches from different dates. DePreter explained that the Commission members will have individual responses to surveys. DePreter further stated that he doesn't know that there will be an official policy regarding the surveys other than the fact that the Commission identified the fact that affordable housing is going to be a topic that we are going to put on a future agenda. DePreter stated that the ridgeline protection was another issue that arose from the survey results. DePreter stated that he feels it is fair to say that the survey results are already being implemented. Stolzenburg suggested that the Commission read all of the survey tallies and comments, think about them and if there needs to be an adjustment made to the proposal or some other dialogue program forum or focus group to discuss those things, we can plan for that. Rick Osofsky stated that on the agenda it says that the Commission is thinking of having the ordinance done by September. DePreter stated that when the Commission first took on this task a year ago, the Commission was asked by the Town Board how long it was going to take and we said we were going to try to do this in 18 months. DePreter stated that he feels a commitment was made to the Town Board to try to get this to them by October. Osofsky stated that he doesn't think it should be rushed just because of that commitment. DePreter stated that there is no written commitment but it is the Commission's goal to do this in 18 months. Caldwell asked DePreter if the Commission is going to hold another Public Hearing where people can ask questions, get more information and have a chance to offer alternative proposals to the Commission. DePreter stated we have always talked about doing other public hearings. Caldwell asked if we are going to do that in June. DePreter stated it depends partly on how we progress with our agenda. DePreter stated that once we can get through some of the philosophical use discussions, and when those things materialize and we get closer to where we feel the need to know what progress we've made since the last presentation, we will probably do another presentation but, DePreter stated, he can not say if that will be in June.

Stolzenburg asked if it would be beneficial for the Commission's decision making to have a document that people can read that is more fleshed out to react to or would the Commission rather have something more of a situation where people in the community can say they have a particular idea and think it should be done differently. Stolzenburg stated that we have comments from the surveys that people didn't have a document to look at and couldn't see how everything fit together and that comes from not having anything to read and understand the pieces. Discussion followed.

Brad Mitchell requested on behalf of Laura Clark that when the compilation of the surveys are put on the website, that all of the questions and comments from the surveys be posted as well. Mitchell stated that Clark feels it is very important to see what these comments were and Mitchell stated that he agrees. Pineda stated that she would be unable to compile all of the comments. DePreter explained that Pineda works 40 hours a week as the Secretary to the Town Supervisor as well as this job and the fact that she has been able to do as much as she has is a testimony to her commitment. DePreter stated that there was an additional 94 surveys received and we can't have anybody doing any more than she is doing. Jackson stated that the Commission will review the surveys and respond to them in the form of Frequently Asked Questions. Caldwell stated that people can come into the Town Hall to read the surveys. Wesley Chase asked if all of the comments are not going to be on the website wouldn't it be better to remove them all and

make everyone come to the Town Hall and look at them all rather than some on the website and some here. Pineda stated that no comments have been posted on the website and that only the numbers were posted. DePreter stated that all of the numbers will be posted on the website but none of the comments.

Brad Mitchell asked for a concrete example in the Wellhead Protection area. Mitchell asked how many units can be built in that area. Stolzenburg stated that it depends on the parcel just like any other place using the environmental control formula.

DePreter asked for a motion to adjourn. Motion to adjourn was made by Keeler. Seconded by McQuade. All in favor.

Respectfully submitted by:

Karen Pineda
Zoning Commission Secretary

*** Bold font denotes a decision made by, and agreed to, by the Zoning Commission for purposes of composing the Generic Environmental Impact Statement.**