

Town of Pine Plains Zoning Commission Minutes
October 11, 2006

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

Absent: Margo Jackson, Gary Keeler

Guests: (5) members of the public.

Meeting called to order at 5:20 PM.

Caldwell motioned to approve the minutes from the last meeting. DePreter stated that he has one or two things he wants to say about the minutes from the September 27, 2006 meeting.

DePreter stated that he had a comment on page three where it says that he stated that he would refrain from making anything mandatory other than the siting of homes. DePreter explained that he may have said something that sounded like that but he just wanted to be on record that he is not for the mandatory siting of homes. DePreter stated that he thinks what he said was "the houses should be sited to the greatest extent possible".

DePreter stated that one other thing was on page six. DePreter explained that he thought the Commission had a vote on the density bonus but the minutes appear as though there was not a vote. DePreter stated that he kind of went around the table but he remembers Caldwell asking if that was four to two and DePreter remembers stating yes. Caldwell stated that he and Chase felt that 25% should be the accumulative limits for incentives and four others thought that 50% should be the accumulative limits. Caldwell further stated that the Commission has not specified what percentage of bonus would apply to each of the amenities. DePreter stated that the Commission also has not set any of the guidelines for them yet. **DePreter stated that he thinks we can say that there was a four to two vote with four Commission members in favor of a 50% accumulative limit for density incentives and two members in favor of a 25% accumulative limit for density incentives.**

DePreter stated that with his comments on record, he will second Caldwell's motion to approve the September 27, 2006 minutes. Chase stated yes and that if we're doing just comments and not changes because he can't change what other people said but he needs to make a note in the minutes. Chase stated that a comment made by Rick Osofsky said something about Chase stating that the town hall should not be a rural office. Chase stated that he just wants to clarify that the statement he made that Osofsky was alluding to was that if there was a choice in locating an office you would put it in the center of town and not here where the town hall is. Chase stated that if our goal is to make a walkable, vital hamlet center then you don't begin to spread out and put an office like the

town hall out here. Pineda stated that Chase's comment will be noted in the minutes. DePreter asked if all are in favor of approving the minutes. McQuade asked if she should abstain since she was only present for half of the meeting. The original motion to approve the minutes was still on the table, DePreter seconded the motion again. All in favor.

The Commission moved on to discuss uses. DePreter stated that some changes were made to the office use schedule. DePreter asked if the Commission should get into talking about the Commercial PUD or should we go through the use table and see where we end up and see if we need a Commercial PUD. Chase stated that he thinks the PUD provides some flexibility to what doesn't get written into the original zoning but he questions why we would begin talking about PUDs until the Commission has gotten through the zoning and we see where the flexibility is needed. DePreter stated that he is perfectly comfortable with going through the use table first. Chase stated that process-wise it would seem to make sense to go through the list and if the Commission comes upon something that might have some inherent difficulties then maybe that should be a PUD. Chase stated that the Commission should not try to write PUD language until all of the uses are identified. DePreter stated that he wasn't trying to write it now, he was just bringing it up as an alternative.

The Commission discussed rural offices. DePreter stated that the last time the Commission discussed uses, the Commission discussed offices and came up with a square foot number for offices of 7,500 square feet because that was the size the Commission thought applied to a dairy barn. Caldwell stated that at the last meeting the Commission was sent away with the task of thinking about spaces and scaling of offices and how the commission might want to limit them. Caldwell explained that that he paced off the Pecks building and it is 6,300 square feet and Deuel's main building is 5,000 square feet. Caldwell stated that Rick Osofsky said that his barn that he referred to at a previous meeting is 7,500 square feet. Caldwell further stated that someone had mentioned possibly limiting rural office space to under 10,000 square feet so those are three of the large buildings in town that should give the Commission a sense of the scale. Discussion ensued regarding rural offices and the impact on the community as far as the individual office uses.

DePreter stated that the Comprehensive Plan gave the Commission some challenging tasks and that one is to foster economic activity in the hamlet. DePreter stated that the other one was to not judge a use so much by its use but by its impact. DePreter stated that maybe some of the uses such as offices, warehouses or wholesale businesses could have some kind of size limitations before needing another higher level of permit. DePreter stated that the question now is what kind of scale would still be in character with the rural area. DePreter thanked Caldwell for the information he presented and stated that it gives the Commission some kind of sense of proportion to this. McQuade stated that part of the impact would be the activity that generates with the use. DePreter stated that would probably be in the site plan review to a certain extent. Brief discussion followed.

DePreter asked Caldwell if he has an opinion on what the size of a rural office should be and if he is comfortable with 10,000 square feet and less. Caldwell stated that he thinks rural office buildings should be limited to 10,000 square feet or less with a special use permit and site plan review. DePreter stated that would work for him. Chase stated that he never bought into the whole concept about why we would want to be trying to put big office buildings out and around the community. DePreter stated we are trying to get the businesses in the middle of town because people want activity in town and then when we try to get it in the middle of town, everybody complains they can't do anything out in the country. Discussion continued regarding offices in the Rural District.

Stolzenburg stated that the question the Commission needs to answer is what impacts and what uses conflict with the goal of having a vital pedestrian oriented hamlet and are there uses that should not be outside of the hamlet and uses that do not conflict there. Stolzenburg stated that one of the things that has been damaging to traditional downtowns and business centers have been the retail shopping centers that crop up on the edge of towns and for a variety reasons, like easier parking, they tend to shift the focus from the traditional main street area to that area. Stolzenburg asked if an office building, a wholesale business or some other non-retail use would do the same thing. Stolzenburg stated that is what the Commission needs to decide.

Stolzenburg stated that the Commission needs to think about where the best places would be for retail service businesses like hair salons, laundromats, an insurance agency, a doctor's office, a lawyer's office or any number of service businesses. Stolzenburg stated that there are retail, service businesses and then there are other things that may or may not have customers or people coming in and out like a warehouse which may have trucks coming in and out but it wouldn't have the same impact as a shopping center. DePreter stated that his feeling has always been that retail businesses should be downtown and that service and delivery businesses where people come in, park their cars and go out in other cars are not good for the middle of town so those types of things he can break down better but the office thing is different. DePreter asked if it might be best to move on from the office use discussion and try to go down the list and see what else the Commission can get to and then come back and perhaps it will define itself. DePreter stated that it sounds as if Caldwell is in favor of a 10,000 square foot office building if it has a certain kind of function but DePreter asked how the Commission will define that.

Caldwell stated that the problem is with the mixed commercial and business strips that we have designated in the village. Caldwell explained that we do not have enough real estate to support a three fold increase of the population of Pine Plains so we have to make plans provisionally for expansion of business opportunities that will exceed what the village real estate affords. Caldwell stated that if we want to say that all retail businesses have to be in the village that would be one way and say that any office building outside of the village may not be a retail business. DePreter stated that he agrees with retail being downtown. DePreter further stated that all the warehousing and the wholesale businesses clearly are not going to fit comfortably in the town and he doesn't even know if he would want one in the middle of town. Soracco asked where all of this retail is going to go in town. DePreter stated that in the business survey from the Comprehensive Plan, most

people wanted retail space in the village. DePreter stated that he would like to see most of the retail be in the middle of town. Soracco asked where all of this space is. Chase stated just like Mike George is doing, houses will be converted. Chase further stated that if you go to the smaller communities where you have a strong central community many of the residential houses have been converted to businesses or offices. Stolzenburg stated that the Main Street Overlay really allows anything in that district to be converted to a mixed use or a different kind of use in an existing structure or in a structure that fits into that district. Chase stated that if you make it so that the next cornfield outside of town is the cheapest and easiest place to go that's where development will go but if you restrict it to the town center, they will buy houses and they will convert them. Discussion continued.

DePreter suggested just leaving the office discussion for now and maybe go down the list and see where we are when we come back to it.

The Commission moved on to discuss restaurant uses. DePreter stated that he thinks we had restaurants in the Business District and he thinks we talked about restaurants in the Main Street Overlay but he doesn't think we had anyone in favor of restaurants in the residential area. DePreter stated that he thinks that is where the Commission ended their conversation regarding restaurants at a previous meeting. DePreter explained that restaurants would be permitted in the Business District and the Main Street Overlay but the Commission has not yet discussed restaurants in the rural area. McQuade asked if restaurants would be a special use. DePreter asked Caldwell if he has any feelings on the subject. Caldwell stated that there was Monblason on Willowvale Road. Stolzenburg stated that there are a lot of rural communities that have restaurants stuck off the beaten trail and houses that were converted to restaurants. DePreter stated that he thinks that's something that someone will have to have a good business plan to do. McQuade stated that parking could be an issue. Chase stated that the restaurant business is always tough. Chase further stated that he wouldn't mind someone converting existing buildings but he worries about someone building some elaborate building for a restaurant and then if the restaurant goes out of business, the building will need to be converted to something else. Chase stated that he doesn't have a problem with restaurants being outside of the hamlet if they are using existing buildings. McQuade stated a special use and further stated that there are issues with restaurants in addition to the parking and traffic. McQuade explained that there's exhaust and waste disposal as well so she thinks that all of that would have to be part of the site plan review. DePreter asked Caldwell if he would be in favor of a special use permit. Caldwell stated yes. DePreter asked Caldwell if he would want the special use permit to have some language about existing buildings or not. Caldwell stated that he would not restrict that. Soracco stated that she would have no trouble with it even if it's a new building. Soracco further stated that we want to encourage businesses and then we're saying we don't want it here and we don't want it there. Soracco stated that she is confused. Soracco further stated that she has no trouble with restaurants in existing buildings and no trouble with it all tucked into a corner someplace since it has to go before the planning board and there are some restrictions on parking, noise, etc. Soracco stated that most of the better restaurants today are tucked away someplace. DePreter stated that thinking that we are much more restrictive than

other towns is really not a good characterization as far as he's concerned. DePreter stated that he thinks we are more flexible than most towns. Soracco stated that we won't be if we don't want things in the rural area and don't want them here. DePreter asked Soracco if she thinks a special use permit would be an appropriate tool. Soracco stated that it's just one more thing to have to apply for and one more thing to have to do. DePreter stated that it's a business and people have to do it in every other town. Soracco stated that she doesn't think we should have to be every other town. Stolzenburg stated that what the Commission should think about is that site plan review looks at the functioning of the site like the traffic, lighting and those types of things and the special use permit looks at how the use functions on the site. Discussion continued.

DePreter went around the table and asked if the Commission agrees with having restaurants in the Rural District with a special use permit. Caldwell, McQuade, Soracco, Chase and DePreter agreed. Jackson and Keeler were absent for the vote.

DePreter went around the table again regarding restaurants in the Business District as a permitted use with site plan review. Caldwell, McQuade, Soracco, Chase and DePreter agreed. Jackson and Keeler were absent for the vote.

The Commission discussed retail businesses. DePreter asked if everyone agrees to have retail businesses as a permitted use in the Business District. Caldwell, McQuade, Soracco, Chase and DePreter agreed. Jackson and Keeler were absent for the vote.

DePreter asked if everyone agrees to have retail businesses as a permitted use in the Main Street Overlay. Caldwell, McQuade, Soracco, Chase and DePreter agreed. Jackson and Keeler were absent for the vote.

The Commission discussed retail businesses in the residential areas in the Pine Plains hamlet. DePreter explained that retail businesses are different than home occupations. DePreter stated that he feels it would probably not be permitted. Chase stated that he does not think retail businesses should be in the residential areas. McQuade asked what if somebody has an antique shop and the person lives in the rest of the house. McQuade asked if that would be considered a home occupation or a retail business. DePreter stated that is a tough call and that he feels the Commission needs to look at home occupations once more. Stolzenburg stated that the Commission had talked about separating out different kinds of home occupations such as a home occupation where a person sits at their desk versus a retail kind of home occupation. Stolzenburg stated that if they are separated out, they can be treated differently. Stolzenburg explained that some home occupations may have to go through a site plan review or a special use permit if it is in a residential neighborhood. DePreter stated that he thinks at some point, we are going to need some kind of proportions to that. DePreter explained that there have been times on the Planning Board when it was a tough call to make whether something was a primary use or a secondary use of the property. Stolzenburg stated that she thinks there are three kinds of home occupations that carried over from the site plan review update which were low impact home occupation, minor home occupation and major home occupation.

Further discussion followed regarding home occupations and retail businesses in the residential area.

McQuade asked if it can be said that retail in a residential area where nobody is maintaining residence in the building would be prohibited. DePreter stated that is the question. McQuade stated that she would say that if the property is not being used as a residence then she would be in favor of prohibiting retail businesses in the residential area. Caldwell, McQuade, Soracco, Chase and DePreter agreed. Jackson and Keeler were absent for the vote.

The Commission discussed retail businesses in the residential areas in the Bethel and Pulvers Corners hamlets or any new hamlets that may form. Caldwell stated that we have already been notified of a proposal to create a retail shop in Pulvers Corners on the lot next to the power station. DePreter stated that he doesn't have any problem with having retail businesses in either one of those hamlets. Chase stated that he isn't that anxious for retail in Bethel but if somebody wanted to do it he supposes it would be OK. Chase stated that the Commission talked about trying to preserve some existing character in those hamlets so he thinks there should be some size limitations. McQuade stated that she thinks one of the reasons why the Commission differentiated the hamlets was because of the non-commercial character, so even though they are hamlets she thinks it had more to do with the density that existed in those areas and the concentration of residences more than wanting to create commercial districts there. McQuade stated that her first inclination is to say that if it's strictly retail, then no. Caldwell voted in favor of retail businesses in Bethel and Pulvers Corners with a special use permit. Soracco agreed with Caldwell stating that she would have no problem with having retail businesses in Bethel and Pulvers Corners with a special use permit. DePreter also agreed. **After going around the table a second time, Caldwell, McQuade, Soracco, Chase and DePreter agreed to allow retail businesses in the hamlets of Bethel and Pulvers Corners with a special use permit and buildings must be in the scale and consistent with the size of buildings in those neighborhoods. Jackson and Keeler were absent for the vote.**

The Commission discussed retail businesses in the rural area. Chase stated that he feels that since we are trying to focus this stuff in the hamlet center then he would say no to retail businesses in the rural area. Caldwell agreed with Chase that there should be no retail businesses in the rural area which would prevent us from having malls and businesses outside of town. Soracco stated that it depends on what it would be. DePreter stated that he feels he would be in favor of allowing it if there is a certain size restriction to it. Soracco stated that she would not prohibit retail businesses in the rural area but she would suggest permitting it with a special use permit. Brief discussion followed.

DePreter stated that he would agree with prohibiting retail businesses in the rural area because he doesn't want people to have to drive from town to go out of town to buy something and then come back into town. DePreter further stated that we already have retail allowed on Church and Main Streets, in the business area and in the two other hamlets and potentially any new hamlets that pop up. DePreter stated that he feels that is going to be plenty of areas for people to create retail stores. **The final vote on retail**

businesses in the rural area was Caldwell, McQuade, Chase and DePreter agreed it should be prohibited. Soracco voted in favor of retail businesses in the rural area. Jackson and Keeler were absent for the vote.

Stolzenburg stated that two things that were mentioned by the Commission that are not on the list of uses that the Commission is using as a guide are car dealerships and farm stands/ Agricultural (Ag) businesses. Stolzenburg stated that the Commission would need to go back and discuss those items. DePreter agreed stating that the Commission will make decisions about a whole category just based on car dealerships. Stolzenburg stated that if the Commission feels that is OK to have one out in the rural area then it should be added to the rural area and prohibited in the village or whatever the Commission decides. DePreter suggested going through the current list and then going back to those other uses.

The Commission discussed service businesses. DePreter suggested separating out medical uses as a separate use.

DePreter asked if everyone agrees that service businesses would be a permitted use in the Business District with site plan review. Caldwell, McQuade, Soracco, Chase and DePreter agreed. Jackson and Keeler were absent for the vote.

DePreter asked if everyone agrees that service businesses would be a permitted use in the Main Street Overlay with site plan review. Caldwell, McQuade, Soracco, Chase and DePreter agreed. Jackson and Keeler were absent for the vote.

The Commission discussed whether service businesses would be a permitted use in the center residential and non-center residential areas. McQuade suggested a special use permit be required. Caldwell stated that he doesn't know if that would be appropriate for residential Pine Plains because with a service business there will be traffic, cars and parking. Caldwell stated that he does not think that is appropriate in a residential area. Chase stated that he thinks in order to discuss this it would be helpful to have a definition of service business. Stolzenburg stated that one example of a definition is *an establishment primarily engaged in rendering services to businesses on a fee or contract basis such as advertising, mailing, building and maintenance, beauty shop, personal care services, unemployment service, office equipment rental and leasing, commercial research development, testing photo finishing and personal supply services*. Stolzenburg stated that those are some examples. Discussion followed regarding the different service businesses and separating out the uses by their impact.

McQuade stated that she is starting to think of service businesses in the residential areas in the same way as she thought of retail in the residential areas and that if something is there strictly as a business with no residential use of the building she thinks it should be prohibited. DePreter stated that he would agree with that. Caldwell agreed that if there is no residential use then they should not be put in a residential area. Soracco questioned the Factory Lane uses. DePreter stated that he was wondering if that area should just be put in the Business District. Chase stated that he thinks the point was made that someone

should not be allowed to come in and establish a business in the residential neighborhoods as a primary use so agrees with prohibiting that. Soracco asked what happens to those businesses that are already in those areas. DePreter stated that they stay. Stolzenburg explained that they would be existing non-conforming uses. DePreter agreed that a service business exclusively used as a service business in the residential hamlet area should be prohibited. DePreter stated that it's a tough one but he would agree that service businesses exclusively in the residential hamlet, outside of the Business District and Main Street Overlay probably are pretty counterproductive. **DePreter stated that we have four and one lukewarm. Pineda asked DePreter if that was a vote. DePreter stated yes. Final vote for prohibiting service businesses in the residential hamlet area if it's a primary use was four to one. Jackson and Keeler were absent for the vote.**

The Commission discussed service businesses in the rural area. DePreter stated that he thinks service businesses in the rural area are fine but his only question is should it be with a special use permit. DePreter stated that he is unsure whether there needs to be a separate category for equipment storage. Stolzenburg stated that she thinks it's important to clarify it because these are the areas where there is always conflict. Stolzenburg stated that she thinks businesses want to know what the rules are so the Commission should be clear and say what it is and just add another line that addresses equipment storage yards. Stolzenburg stated that if the Commission thinks there is something that seems like it will be problematic like a car sales or equipment lot then have a line for them and say up front how those uses will be dealt with and just be as clear as possible. **DePreter asked if anyone else besides himself is interested in separating out equipment storage from service businesses. Chase stated that he would like equipment storage to be a separate category. Caldwell, McQuade and Soracco agreed. Jackson and Keeler were absent for the vote.**

DePreter went on to state that service businesses in the Rural District will not have equipment out. DePreter stated that he would be in favor of having service businesses in the rural area with site plan review. Chase stated that he thinks there should be a special use permit and site plan review for service businesses in the rural area. Caldwell, McQuade and Soracco agreed. Jackson and Keeler were absent for the vote.

Caldwell proposed that equipment storage should be permitted with a special use permit in rural areas and prohibited in residential and hamlet areas. DePreter asked what about in the Main Street Overlay. Caldwell stated that maybe the equipment storage category can be modified to vehicular storage. DePreter stated that he thinks that is a good idea. Caldwell stated that then we can say that we don't want that in the Main Street Overlay. Chase stated that we already have the Ford car dealer and the Ford Tractor dealer. Caldwell stated that they are existing businesses so that's fine. Caldwell further stated that the Commission is talking about additional businesses. Caldwell asked if there should be additional businesses with that kind of equipment in the Main Street Overlay. DePreter stated that he thinks it would be a dysfunctional use of space that can be used more efficiently. Discussion continued.

DePreter stated that he would propose that equipment storage would be a permitted use in the Main Street Overlay, the Rural District and the Ag Districts with a special use permit and prohibited in the hamlet and residential areas. Caldwell, McQuade, Soracco and Chase agreed. Jackson and Keeler were absent for the vote.

Stolzenburg stated that the Commission needs to go back and discuss service businesses in Bethel and Pulvers Corners. DePreter stated that service businesses were allowed in the rural area, the Ag area, the Business District and the Main Street Overlay and did not allow them in the residential areas in the main hamlet. McQuade stated that she would treat them the same as retail was treated with the same restrictions as far as size and in keeping with the scale. **DePreter stated that service businesses in Pulvers Corners and Bethel should be allowed with a special use permit and site plan review. All agreed.**

The Commission moved on to discuss soil mining. The Commission discussed the different types of mining. Stolzenburg stated that there are other types of mining besides soil, such as gravel mining. Stolzenburg explained that there are some pretty standard things that the town can have a say in reviewing for larger mines that have DEC mining permits. Stolzenburg stated that there are a limited number of things that the town can review and influence. DePreter asked Stolzenburg if she would recommend having two separate categories for soil mines and gravel mines. Stolzenburg stated yes. Chase stated that he thinks that the two categories have unconsolidated materials which is soil and gravel and then there are rock quarries where you are probably blasting. Stolzenburg stated that a lot of communities don't separate them and just call them mines. Rick Osofsky stated that Pine Plains already has a regulation for mining. DePreter asked Pineda if she can research that. Pineda stated that she would. Discussion regarding mining continued. McQuade stated that she would like to know what Pine Plains already has. DePreter stated that he doesn't have any problems with mines as a use but he would just like to look at it as an impact and maybe the Commission doesn't have to deal with the uses much. Stolzenburg stated that can be done only for small mines because the large mines are almost out of your hands because to a large extent the DEC is going to make the decision. DePreter stated that the question seems to be whether the Commission wants to allow small mining and what that definition would be. DePreter stated that he feels that mining should be allowed with a special use permit. McQuade asked if we can require restoration of the property. DePreter stated that language can be written into the special use permit. Caldwell stated that he would favor a special use permit with required restoration. Soracco stated it should be with site plan review, site restoration and special use permit. Chase agreed with Soracco. DePreter stated that he assumes that what the Commission just discussed were gravel mines. Stolzenburg stated that it was just a start and the definition she has lumps it all as a mine which can be sand, gravel, clay, stone, loam, humus or topsoil. DePreter stated that he is still fine with it being with a special use permit. Chase stated that he thinks DePreter had drawn a different category but the definition Stolzenburg read was for large mines. Stolzenburg agreed and stated that we now need a definition for small mines. DePreter asked if the definition can be changed to what the Commission's vote was on because the Commission voted on small mines. DePreter asked that since larger mining is the DEC

do we even have to. Stolzenburg stated yes because there are a few things that can be influenced and reviewed.

DePreter asked the Commission if large scale mining (larger than 1,000 tons) would be permitted. Caldwell suggested that we just say that large mines go through a special use permit. Stolzenburg stated that she is trying to figure out if they can be prohibited altogether. Chase stated that they can be prohibited. Chase explained that the Commission makes the "A" level decision whether mines are allowed in town and if they are allowed and somebody comes in and makes an application, they apply both to the town and to the DEC. Caldwell asked if the Commission can say that no large mines would be permitted. Chase stated yes. Chase further stated that he doesn't think that would be smart to do but the Commission can say no large mines will be permitted. DePreter asked Chase why he didn't think that would be smart. Chase explained that 750 cubic yards is 75 truck loads. DePreter stated that puts it into perspective. DePreter asked if we are permitting large and small mines, why would we have two separate categories. DePreter asked why not just have one category and call it mining. DePreter stated that there can be one category and in the text mines that have DEC mining permits can be separated out and small mines that don't have DEC mining permits can have another set of criteria. Chase stated that he thinks that mining is going to be a big issue in terms of where it's allowed. Chase stated that he doesn't think that mining should just be treated casually and maybe the Commission should look at the maps. Caldwell stated that he thinks we should prohibit rock quarries and blasting. DePreter asked Chase if he would like to look at the maps and report back. Chase stated yes. DePreter suggested that for now the Commission should stick with the idea that small mines would be permitted with a special use permit and not try to clump them. DePreter suggested that the meeting close at this point and allow time for public comment.

Public input – Susan Crossley asked if it would be possible to have a large map made of the proposed districts and put it on an easel because it would really help the public in the discussions if they are able to see what the Commission is talking about. Crossley stated that another options might be to have small sheets that can be handed out to everyone. DePreter stated that at one time we were blowing things up on the wall. Stolzenburg stated that Don Meltz can print a large map. DePreter thanked Crossley for her suggestion stating that he thinks it is a good idea. Jane Waters stated that maybe before making the map the Commission should make the decision regarding the changes pertaining to Factory Lane mentioned earlier. DePreter agreed. Caldwell stated that there are also other changes that need to be made on the map. DePreter stated that he thinks there should be a vote on the matter of Factory Lane before we make up the map and reprint it. **DePreter made a motion to put the north side of Factory Lane from Academy Street to Route 199 in the Business District. McQuade seconded the motion. Caldwell asked if that would be in the mixed commercial residential area and not part of the central Business District. DePreter stated that is a good point. DePreter amended his motion and stated that it would be to add the north side of Factory Lane from Academy Street to Route 199 to the Main Street Overlay. Caldwell, McQuade, Soracco, Chase were in favor of DePreter's motion. Jackson and Keeler were not in attendance.**

Community member Mike O'Neil asked if his property out in Pulvers Corners was added to the hamlet. Caldwell stated that the maps do not include the Pulver property and they do not include O'Neil's property yet. DePreter asked if Caldwell can get a copy of that to Stolzenburg to include them. Caldwell stated that he had given it to Stolzenburg previously.

Rick Osofsky asked if the Commission went back to discuss PUDs. DePreter stated that commercial PUDs is a discussion that is kind of on the table and the Commission decided to first go through the uses and see where we stand and then come back to it. Osofsky asked if it would be same with affordable housing. Caldwell explained that Stolzenburg is going to contact Anne Saylor who is drawing up a draft of an affordable housing law. Osofsky asked about the PUD conversation from the last meeting regarding Carvel. DePreter stated that there are two PUD option tables that are open and one is the hamlet style PUD. DePreter further stated that the group seems to be favoring density bonuses instead for new hamlets but the Commission did talk about density bonuses at the last meeting and one of the things that came up was a new density incentive which in many ways would accomplish the same thing. Osofsky asked if all of that is going to be revisited. DePreter stated yes.

Caldwell motioned to adjourn. 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.**