

**Town Board Workshop and continuation of Special Meeting regarding Amendments to the
Town of Claverack Zoning Law creating a Planned Development District (PDD)**

February 26, 2018

Town Hall 836 Route 217, Mellenville, NY 12544

6:00pm

Attendees:

Clifford Weigelt –Supervisor	Stephen Hook	Councilman
Katy Cashen Councilwoman	Brian Keeler	Councilman
Maryanne Lee – Councilwoman		

Louis LaMont – Superintendent of Highways

Lauren Bell Deputy Town Clerk	Jay Trapp	Building Inspector
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Liz Axelson – Senior Planner – Morris Associates Engineering

Supervisor Weigelt thanked the Planning Board for being in attendance as well as members of the Zoning Board. Supervisor Weigelt opened the meeting reminding those in attendance there would be no public comments or questions entertained. Documents were made available for the public in attendance to review.

Liz Axelson, Senior Planner, from Morris Associates Engineering, discussed creating the proposed PDD by looking at the Town's existing Zoning Law as well as those of other rural communities. She stated she wanted to create a vehicle for the Town to consider and asked everyone to carefully review the draft documents. She directed everyone to review pages 5-6 which outline the 5 steps to complete the PDD process. She reminded the boards this particular draft law is restricted to the Highway Commercial Zone with a 100 acre minimum.

Discussion ensued regarding the various uses listed on the Use Table with all thoughts and opinions taken into consideration. Many planning and zoning members had overlapping concerns for various uses which aligned with what the Town Board had previously discussed.

The Boards were then directed to review the Dimensions and Density table. Recommendations were made to reduce lot coverage to 60% from 75%. Supervisor Weigelt recommended making it a minimum of 60 to a maximum of 75 to allow projects flexibility. The planning board would be allowed to regulate this amount and ask for landscaping mitigation.

A question was raised about height maximums. Liz Axelson reminded the boards they may not want to be too conservative on the height she continued, a 45 foot maximum, though over 3 stories, would allow for interesting roof architecture. Planning Chair Scott Cole cautioned the height might make it hard for Fire Apparatus to reach. Ms. Axelson stated Fire Departments would have the opportunity to review plans and ask for mitigation during the Environmental Impact Statement (EIS) process.

It was decided the next step would be to continue this conversation with the Planning Board and Zoning Board of Appeals members to review the proposed changes that were discussed and reconvene at the Town Board Workshop on Monday, March 26 at 6pm at the Town Hall for further discussion. It was remarked how healthy and productive this discussion was. Supervisor Weigelt stated this would once again be a meeting open to the public but not for public comment or questions.

The Town Board continued with their regularly scheduled Workshop.

Supervisor Weigelt discussed meeting with the State DOT regarding a shared services initiative. This meeting would take place sometime within the next week. He also asked the board to review the "Think Differently" an initiative brought forth by Marcus Molinaro of Dutchess County and decide if the Town will offer their support.

Councilman Hook asked the board to review paperwork for a park grant and also brought up a resident issue regarding being taxed incorrectly within the water district.

Councilwoman Cashen discussed April 1st Town Insurance renewal, asking Superintendent LaMont to review the new pages of the application that pertain to his department. She also brought up for discussion the Town's interest in continuing Summer Program Food program. The Town has decided to look into other alternatives.

Councilwoman Lee discussed a resident's concern regarding the Town Park at the Claverack traffic light. She brought to the Board's attention a Town buildings' lighting audit that was performed free of charge but recommended not proceeding with this particular company. She further led the discussion regarding the Town website Business Directory regarding publishing a business's address.

Councilwoman Lee brought to the attention of the board requests for lighting on Van Wyck Road, Homestead Lane and Webb Road, she will look into the current costs to add lighting on these roads.

Superintendent LaMont discussed prices and quotes for the Town Water District #1 Tank cleaning. Councilman Keeler reminded the board they had budgeted for this last year. Mr. LaMont also discussed Town Highway radios.

Councilman Keeler discussed progress of Town Employee Handbook as well as the status of the proposed consolidated Fire Departments building donated architectural drawing.

Motion to adjourn meeting made by Councilman Hook, seconded by Supervisor Weigelt. Carried.

Adjourned 8:38pm

Respectfully submitted,
Lauren Bell - Deputy Town Clerk