

**Special Meeting regarding Amendments to the
Town of Claverack Zoning Law creating a Planned Development District (PDD)
January 30, 2018
91 Church Street, Mellenville, NY 12544
6:00pm**

Attendees:

Clifford Weigelt –Supervisor	Stephen Hook	Councilman
Katy Cashen Councilwoman	Brian Keeler	Councilman
Jay Trapp Building Inspector	Robert Fitzsimmons	Town Attorney
Lauren Bell Deputy Town Clerk		

Liz Axelson – Senior Planner – Morris Associates Engineering

Absent: Louis LaMont – Superintendent of Highways
Maryanne Lee – Councilwoman

Supervisor Weigelt opened the meeting reminding those in attendance there would be no public comments or questions entertained.

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. This particular law is restricted to the Highway Commercial Zone with a 100 acre minimum. The law was designed for smaller footprints.

Terminology and points of clarification questions were asked by the Town Board members.

The Board was directed to review the Tables provided and discussed in general terms the merits of what is permitted and not permitted in this district. Attorney Fitzsimmons reminded the Board they can have a “use” that makes sense in the Highway Commercial Zone but not all Highway Commercial “uses” need to be included in the PDD. Supervisor Weigelt commented the Board may want to eliminate uses with significant noise since the purpose of a PDD is for mixed commercial/residential use.

Attorney Fitzsimmons inquired about the “flow” of the project; does an applicant begin with the Town Board? The Planning Board? Both? He recommended the Town Board review this section to create something that fits with the Town.

Councilwoman Cashen remarked the Board can tailor the law narrowly to fit within the framework of the Town’s needs and can then invite developers who are willing to adhere to these specifications.

Councilman Keeler clarified that even though we are creating a PDD, if someone wants use a lot in the Highway Commercial Zone for a commercial manner they can, they just cannot have residential housing.

Building Inspector Trapp inquired about the procedure for SEQRA and its place along the process. Liz Axelson explained a GEIS (Generic Environmental Impact Statement) will be performed on the area before the PDD comes into effect. This will provide a starting point for developers when they are going through the approval process and have to perform a SEQRA for their application.

It was decided the next step would be to invite the Planning Board and Zoning Board of Appeals members to review the proposed Amendments and tables and attend the Town Board Workshop on Monday, February 26 at 6pm at the Town Hall for their comments and questions. Supervisor Weigelt stated this would once again be a meeting open to the public but not for public comment or questions.

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

Adjourned 7:45pm

Respectfully submitted,
Lauren Bell - Deputy Town Clerk