

7. Require mandatory use of clustered/conservation subdivisions? (If Yes, to this, then no density bonuses would work)

a. Mandatory for major subdivisions only?

Yes No

b. Mandatory for major subdivisions and authorize use when PB feels it is important for all others?

Yes No

c. Mandatory for major subdivisions and mandatory when certain other characteristics are present (such as parcel is located in an overlay zone)?

Yes No

and when the planning board believes is necessary. 7-0

8. Change the base density of each district from 3/5 and 10 to something else?

Yes No 0-7

9. Use Growth Management Techniques

Yes No 7-0

a. if yes, which one?

- | | | |
|---------------------------|------------------------------|-----------------------------|
| 1. Threshold Technique | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 2. Building Permit Caps | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 3. Development Scheduling | <input type="checkbox"/> Yes | <input type="checkbox"/> No |

4. Combination of above? Yes No 7-0
Which ones?

Questions To Be Decided

Should the zoning map be changed as shown to incorporate the suggested hamlet and RL district boundary changes?

Yes

No

4-3 (Moot due to #2)

OR

2. Should the zoning map be changed to incorporate suggested hamlet and RL district boundary changes AND ~~remove~~ ^{modify} the overlap of hamlets with priority farmlands?

Yes

No

7-0

3. Remove the allowance in the plan for 2 principal buildings per lot to one?

Yes

No

7-0

4. Apply the rural siting guidelines to:

Major subdivisions and applications going through site plan review only

Yes

No

Already decided

Major and minor subdivisions and applications going through site plan review

Yes

No

c. For all major, minor, site plan review projects, AND individual lots needing just a building permit ^{utilizing a modified} ~~utilizing a modified~~ ^{process utilizing rural siting} ~~process utilizing rural siting~~ ^{guidelines. i.e. sketch plan}

Yes

No

7-0

5. Use a net density approach to reduce potential density?

a. Only include in formula, areas with water features?

Yes

No

0-7

b. Remove/adjust from density calculation areas with water features AND slopes > 10% and wetland buffer areas?

Yes

No

3-4

c. Remove/adjust from density calculation all areas in (b) above AND priority farmlands? (See buildout)

Yes

No

4-3 (Agreed to table)

6. Allow a density bonus as an incentive for major subdivisions where environmental features are preserved.

Yes

No

7-0

When other town amenities are offered such as affordable housing, senior housing, public recreation, dedication of land for public open space,

5.0 Use a net density approach concept. Yes No 4-3 (Table)

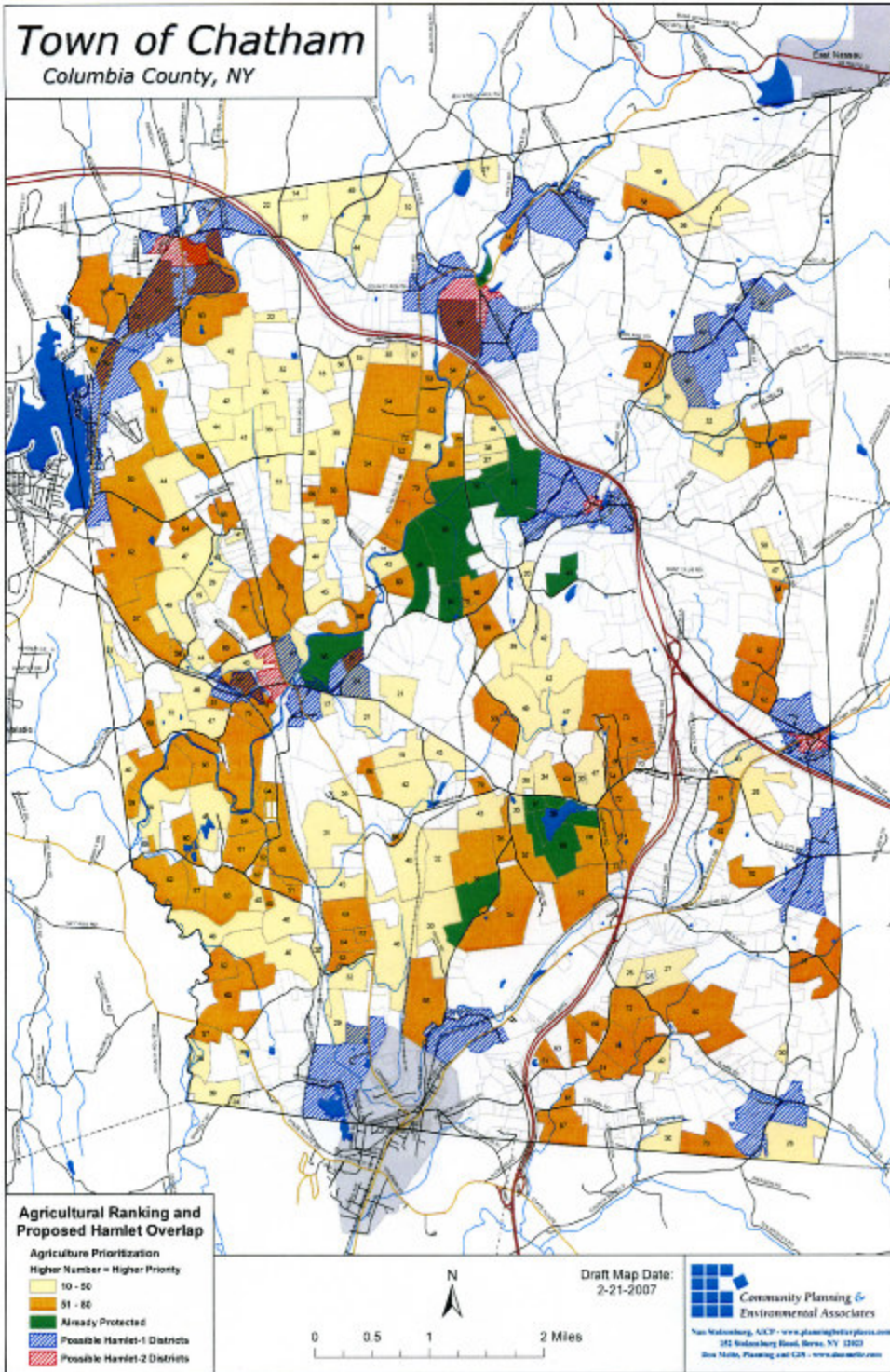
Quick Review/Summary of Strategies in Draft Related to Density, Rural Character, and Land Use

The following are tools discussed in the plan:

Tool	Affect Related to Density
Transfer of Development Rights (TDR)	Density neutral or increased Density in Hamlets or other receiving areas.
Purchase of Development Rights/Lease of Development Rights	Permanent or temporary reduction in development potential
Creation of Overlay Areas	Density Neutral: Protective of resources by zoning standards. The draft plan so far does not call for density changes in these areas.
Net Acreage	Reduces density
Yield Approach	Could reduce acreage, but ensures that the development that does go in is compatible with ability of land to support septic.
Density Bonus for major subdivisions	Increases density with along with protection of a valued resource by siting and layout changes
Site plan review	Density neutral: siting
Change policy of allowing 2 principal homes per lot to one	Density reduction (Build out of about 8000 to 3987)
Expansion of hamlets and allowing more and different kinds of housing	Increase density overall, but concentrate growth in hamlets
Adequate Facilities Law	Delays density until infrastructure is in place.
Layout tools include: <ul style="list-style-type: none"> •Overlay Areas •Cluster/Conservation Subdivision •Hamlet design standards •Rural design standards •Site plan review •Use of building envelope placement •Anti-monotony standards •Road standards •Traffic access mgt. •Use of BMP •Use of low impact stormwater standards 	Density Neutral
Growth Management Tools	Density Neutral -- controls, limits or slows density but the ultimate density could still be reached, albeit slower.

Town of Chatham

Columbia County, NY



Buildout Calculation Results Using Conceptual Zoning Districts and Current Minimum Lot Sizes
 (These are new numbers using the conceptual districts the committee has been reviewing)

Zoning District	Number of Parcels	Potential New Residential uses	
		Calculated using an environmental control formula (outlined below)	Calculated using an environmental control formula that includes priority farmlands (ranked 51 to 80 with a factor of .75)*
Business	12	42	40
Hamlet One	205	918	868
Hamlet Two	17	63	63
Rural Lands One	202	481	478
Rural Lands Two	465	1,904	1,777
Rural Lands Three	84	181	177
Total	985	3,589	3,403

*This included a change in density on 124 parcels of land and about 6000 acres.

Chatham Buildout Calculations

Buildout Calculation Results Using Current Zoning Districts and Minimum Lot Sizes
 (These are the numbers from the original Buildout)

Zoning District	Number of Parcels	Calculation Without Considering Environmental Constraints	Calculated after subtracting water features, and also slopes over 15%, and 100 foot buffers around open water and DEC wetlands
		Potential New Residential Uses	Potential New Residential Uses
Business	19	81	35
Hamlet One	199	592	315
Hamlet Two	19	55	40
Rural Lands One	179	384	201
Rural Lands Two	597	2,638	1,435
Rural Lands Three	112	257	179
Total	1,125	3,987	2,205

Buildout Calculation Results Using Conceptual Zoning Districts and Current Minimum Lot Sizes
 (These are new numbers using the conceptual districts the committee has been reviewing)

Zoning District	Number of Parcels	Potential New Residential uses			
		Calculated without considering environmental constraints	Calculated after subtracting water features (open water, DEC wetlands, and 100 year flood hazards)	Calculated after subtracting water features, and also slopes over 15%, and 100 foot buffers around open water and DEC wetlands	Calculated using an environmental control formula (outlined below)
Business	12	39	39	34	42
Hamlet One	205	1,003	918	647	918
Hamlet Two	17	66	53	47	63
Rural Lands One	202	595	513	339	481
Rural Lands Two	465	2,201	2,125	1,320	1,904
Rural Lands Three	84	207	186	122	181
Total	985	4,111	3,834	2,509	3,589

- It was then decided that a question needed to be added simply asking whether the net density approach should be used. Mike Hart read a memo received in May of 2006 from the Land Use Subcommittee to the CPSC. Discussion occurred regarding the memo and its message. The committee then voted 4-3 in favor of the net density approach. The committee then agreed that the concept should be tabled.
 - The committee then proceeded with question 5 voting on each component of net density calculations. The new town code regarding mandatory clustering of homes in major subdivisions was discussed. The group decided to continue with the questions in order to determine favorability of the various net density concepts. This resulted in simple majority votes for each of the three questions and was thus tabled.
 - Question 7 was addressed before question 6. After amending the third choice to allow planning board input the committee voted unanimously.
 - Question 6 dealt with density bonus and once the question was amended to indicate when it would be useful, ie: when other town amenities are offered such as affordable housing, senior housing, public recreation, dedication of land for public open space, etc. This passed unanimously.
 - Question 8 dealt with altering the current 3/5 and 10 zoning. There was no interest by the group to do this.
 - Question 9 addressed growth management techniques. The committee unanimously agreed to combine Threshold technique and Building Permit Caps. It was noted that this may be the first time this is applied in New York State.
- The committee then returned to discussing net density concept. Again, this resulted in much discussion. It was determined that the concept could not be agreed to but that Nan should make a statement indicating that net density may be a very valid concept but the committee struggled trying to decide how to incorporate it. It was decided that a very strong recommendation should be made in the plan to have the Town do further studies to determine the actual development capacity of the Town's lands (in regard to water, water recharge, soils, etc.) Doing this would provide hard data from which a decision regarding the utility of net density concept could be made by future planners.

Nan reminded the committee that prioritization needs to be done but she must first prepare the next draft. She requested more time and it was agreed to allow at least the month of March for Nan to complete a draft. Bob Balcom and Randi Walker agreed to work together to produce a scoresheet to be used for prioritizing. The next full meeting would be on April 4, 2007.

The committee then agreed to meet on March 14 dedicating the meeting to selecting a new chair for the committee.

Lastly, it was requested that the minutes reflect genuine, heart-felt appreciation for the outstanding leadership by Mike Hart as he guided the committee through a very difficult, demanding and important process. He will be very sorely missed.

ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
Next draft	Nan Stolzenburg/Don Meltz	4/4/2007
Prioritization scoring tool	Bob Balcom/Randi Walker	TBD

NEW BUSINESS/OPEN FORUM

COMMITTEE

DISCUSSION	No new business was presented.
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ADJOURNMENT

MIKE HART

DISCUSSION	Ira Marks motioned for adjournment at 10:07 pm (2 nd Jean Rohde). Unanimous.	
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE

Town of Chatham Comprehensive Plan Steering Committee

MINUTES

FEBRUARY 27, 2007 7:00 PM`

TOWN HALL

MEETING CALLED BY	Mike Hart
TYPE OF MEETING	Regular Monthly Meeting
FACILITATOR	Nan Stolzenburg
NOTE TAKER	Bob Balcom
ATTENDEES	Ira Marks, Randi Walker, Kary Jablonka, Mike Hart, Bob Balcom, Jean Rohde, Van Calhoun, Nan Stolzenburg

Agenda topics

CALL TO ORDER

MIKE HART

DISCUSSION	The meeting was called to order by Mike Hart at 7:02 PM. Mike Hart began the meeting with remarks regarding his need to resign from the CPSC due to his appointment by the Town Board of him to the vacant Town Judge position. Mike thanked the committee members and then launched into an overview of the task ahead for the evening.

APPROVAL OF MINUTES

BOB BALCOM

DISCUSSION	After amending the draft minutes to reflect the correct date and time, the February 7, 2007 minutes Randi Walker moved that they be accepted (2 nd Jean Rohde). Unanimous.	
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
Correct and post minutes to town website	Bob Balcom	ASAP

OLD BUSINESS - DENSITY

MIKE HART

DISCUSSION	Mike Hart continued the discussion about density of homes by asking Nan Stolzenburg to summarize and help the committee move forward.
	<p>Nan Stolzenburg remarked that there are several left over decisions that the committee is still struggling with. She then handed out updated information regarding build-out (see end of minutes for copy of hand outs) and reviewed. She then briefly discussed the "threshold mechanism" and net density and focused the group on a hand out of various tools and their affect on density. She explained to the committee how she went through the draft plan, strategy by strategy and pulled out the big ticket items impacting density. She then reviewed the summary. Nan remarked that the committee had gone a long way making decisions on environmental, visual aspects but need to finish the other plan components. Nan then focused on the build-out handout that addressed the use of the Chatham Agricultural Partnership (CAP) ranking of priority farmland noting the reduction in density was not reduced much.</p> <p>The committee then moved into addressing a hand out containing 9 questions prepared by Nan that she needed answered to complete the draft plan. Please refer to the copy of the questions at the end of the minutes for actual wording and disposition. The following pertains only to discussion that occurred prior to voting on the question. Prior to voting the committee agreed that any vote resulting in a simple majority would need to be tabled and addressed again.</p> <ul style="list-style-type: none"> ▪ Questions 1 & 2 – general discussion regarding the farmland/new hamlet overlay. Question 2 was amended to allow modification of the overlap of hamlets and priority farmlands. The committee then voted 7-0 to accept the question thus making the first question moot. ▪ Question 3 regarding removing the plan for 2 principal buildings per lot to one drew little discussion and a unanimous vote of 7-0. ▪ Question 4 addressed the use of rural siting guidelines. The question had 3 parts and after amending the third part the group unanimously approved using rural siting guidelines for major and minor subdivisions and building permits providing that the former allow for a more simplified process – for example a sketch plan rather than professionally drawn.