

April 23, 2007 – Special Meeting

A special meeting of the Gardiner Town Board was held this date at the Gardiner Town Hall at 7:00 PM. Present were Councilman Katz, and Councilwomen Lemmon and Kern. Consultant Joel Russell was also present. Supervisor Zatz and Councilman Bialecki were absent. There were approximately 36± audience members.

The purpose of tonight's meeting was strictly informational on the proposed zoning changes. No decisions will be made tonight.

Joel Russell opened the meeting with an overview of the proposed law and explained that the long document came from the decisions made on the Master Plan. The document belongs to the community and is a vehicle for discussion. Mr. Russell reviewed the key features and changes and then opened the meeting for questions and comments to the public. He explained the new zoning districts, overlay districts, bulk use tables and the ease of use with this table, business develop in the hamlet, small scale business use in the RA district, home occupations by right determined by size, more flexibility, more options, base density and the restrictions in the SP district.

Concerns, comments and questions covered the overlay districts, floating districts, multiple residences on one lot, parking along scenic roads, locations and availability of gas stations, loss of property rights, the 15% of land for open space in the HM and HR districts with respect to traditional neighborhood development (TND), affordable housing, the exclusion of certain areas of the hamlet in the stream overlay district, cell tower and its visual effect, adult uses restricted to the CLI districts, dark sky laws, design guidelines in the hamlet, service industries such as dry cleaner and drive up windows.

Board members and Mr. Russell discussed these concerns at length, informed them all that this document was not written in stone and changes were more than likely. At 9:05 PM on motion of Councilwoman Kern, seconded by Councilwoman Lemmon and carried, the meeting was adjourned.

Respectfully submitted,

Michelle L. Mosher
Town Clerk