

**Town of Putnam Valley
Comprehensive Plan Review Committee (CPRC)**

Preparation of Zoning and Subdivision Regulations

Meeting 4

June 26, 2007

5:30 PM, Putnam Valley Recreation Department

Meeting Notes

Attending: Karin Greenfield-Sanders, Eugene Yetter, Ross Keating, Sam Davis, Bill Zutt, David Gordon, Mike Welti, and Jan Johannessen

1. Welcome and Agenda Review

Mike Welti, Project Manager from The Chazen Companies (TCC), reviewed the purpose for this meeting.

2. Old Business

The committee reviewed and finalized the meeting notes for Zoning Meeting 2 and 3; final notes will be sent to Sam for posting on the Town's website.

3. Comprehensive Plan

It was discussed that the Final Draft Plan was transmitted to each member of the Town Board and to Bill Zutt and David Gordon on June 12, 2007; copies of the Final Draft Plan were distributed to members of the CPRC this evening. Bill Zutt stated that he had reviewed the Plan and had mainly non-substantive comments, which will be considered along with the comments received from the Town Board and the public after the Town Board conducts its public hearing.

4. Zoning and Subdivision Regulations

Review Changes from Draft

Since the last meeting, TCC revised the Draft Zoning Code in accordance with comments received from the CPRC and Bill Zutt. Text edits made by TCC were highlighted to identify revisions from the previous draft. The discussion with the CPRC, Bill Zutt and David Gordon focused on definitional technicalities including those definitions associated with the proposed maximum disturbed area provisions and proposed conservation subdivision ordinance.

Alternative Wireless Section

TCC had distributed a possible alternative to the wireless ordinance currently provided for in the Draft Zoning Code; however, the CPRC did not have an opportunity to discuss which ordinance should be used.

Other Outstanding Sections

It was discussed that TCC is in the process of completing the Design Guidelines, Hillside Management Overlay Map, and new regulations pertaining to ABACA. These sections will be included the next Draft and submitted to the CPRC.

Subdivision Regulations

The CPRC did not have an opportunity to discuss the submitted Draft Subdivision Regulations.

5. **Next Steps** –Bill Zutt and David Gordon will review the latest Draft Zoning Code and collectively provide comment to TCC by July 10th. Members of the CPRC will provide any additional comments to Karin, which will also be forwarded to TCC by July 10th. TCC will incorporate all comments and distribute a revised draft on July 13th. TCC is also in the process of working on the GEIS, which will analyze both the Comprehensive Plan and Zoning and Subdivision Regulations. Although TCC will continue to work on the GEIS, the document cannot be finalized until further progress is made on the Draft Zoning Code.
6. **Public Comment** – None
7. **Adjournment** – 8:45PM