

## **Town Board Town of Washington**

April 30, 2007

A workshop meeting of the Town Board of the Town of Washington was held on Monday, April 30, 2007. The meeting began at 7:10 PM with members of the Town Board, Planning Board, ZBA and the CAC in attendance. The meeting was also attended by members of the public. The purpose of the meeting was to discuss proposed zoning amendments.

Washington Hollow on hold for the time. A draft memo from Neil Wilson to the Planning Board suggested that the Master plan be reviewed and updated. Washington Hollow will be reviewed for possible rezoning after the Master Plan. It needs to be protected environmentally and historic preservation considered. Specific data will be studied, including the number of variances which came before Board. There is a conflict with zoning in Pleasant Valley and Washington in this particular area. In there town it is a commercial hamlet corridor. The town needs to identify how far they wish to review.

The most important issue is to update the Master Plan. The process should begin at the Planning Board level. Some issues have been reviewed or discussed for a year. The driving force is changes in storm water regulations. There is better data on water quality. In 1987 the preservation of open space was important, and it still is today. Many policies in the 87 document are still relevant. A Master Plan committee will be appointed by the Town Board with recommendations from the Planning Board. The survey from 1987 will be reviewed and updated.

Water availability throughout the town needs to be studied. In January 2008 new regulations will be coming forward, perhaps on a local level.

Slopes and development issues are related to development. Density issues in Master Plan need to be looked at to avoid inappropriate development. The CAC concurred that that slopes and water run off should be addressed, and they continue to be interested in the wetlands ordinance.

In regard to the ZBA concerns about small, non-conforming lots, the ZBA will develop a proposal. We also need to develop a policy for the size of expansion. The town should be aware of how many of these type of lots there currently are.

Sample legislation was presented for the "1203" law pertaining to areas of public assembly. Legislation will be drafted for review and possible adoption.

Suggestions from Tony Sloan and Julia Widdowson were reviewed.

Attorney Gifford will look at all the proposals and suggestions and report back to the Board.

These minutes were prepared by Mary Alex from minutes taken by Councilman Murphy.

