

North Salem Planning Board Minutes

July 3, 2013

7:30 PM – Annex

PRESENT: Cynthia Curtis, Chairwoman
Charlotte Harris, Board Member
Gary Jacobi, Board Member
Bernard Sweeney, Board Member
Robert Tompkins, Board Member
William Agresta, AICP

ABSENT: Roland A. Baroni, Town Attorney

ATTENDANTS: Highgate/Woodlands: Michael Plottel
Jon Dahlgren

Chairwoman Cynthia Curtis calls the July 3, 2013 North Salem Planning Board Meeting to order.

REGULAR MEETING:

1. Minutes:

- May 1, 2013
- May 15, 2013
- June 5, 2013

Chairwoman motions that the Planning Board Approve the Minutes for May 1, 2013. Gary Jacobi seconds. All in favor. No opposed.

Chairwoman motions that the Planning Board Approve the Minutes for May 15, 2013. Gary Jacobi seconds. All in favor. No opposed.

Chairwoman motions that the Planning Board Approve the Minutes for June 5, 2013. Gary Jacobi seconds. All in favor. No opposed.

2. Financial Report:

- June, 2013

Chairwoman motions that the Planning Board Approve the June, 2013 Financial Report. Charlotte Harris seconds. All in favor. No opposed.

WORK SESSION:

**3. Highgate/Woodlands: Jon Dahlgren (owner – JoFlo of North Salem)
Site Dev. Plan and DSEIS (location – Reed Road)**

- Discussion of Substantive Issues (SEQR)

Cynthia states we are doing our substantive review of the EIS. Cynthia circulates a handout she prepared to the Board and states she did what Will suggested and took the Table of Contents and tried to go through and organize her thoughts as to where she had comments in order to arrange them in bullet fashion to get some of the points down on paper that the Board may want to consider making. Cynthia states she is about half to two-thirds of the way through. Cynthia states that between now and the next Meeting she hopes to add more, and encourages the Board to do the same, and if they have any subject matters they think need to be addressed, they should send her an e-mail and she will make the additions somewhere in the document. Cynthia states she found the organization of this very difficult because the way these EIS's are set up. Cynthia states she skipped the Executive Summary. Cynthia states that when going through the history and background, it is tempting to start talking about the design aspects or standards, except she remembered there are specific Chapters on items such as Water or Transportation later on, and maybe the comments should be there. Cynthia states the handout she gave to the Board tonight isn't completely organized, as she started talking to soon about some of the items rather than later. Cynthia states she will get to the organizational part of the document later. Cynthia states the goal right now is to at least get the thoughts down on paper somewhere. Will states it should be organized by the impacted Chapters. Cynthia states she does have to shift some of the materials over.

Charlotte mentions the Public Hearing and states there were comments about the EIS being incomplete because, in a sense, a lot of the studies are very old. Charlotte asks if the Board may insist the studies be updated. Cynthia states yes. Cynthia states when she and Will were reviewing this for completeness, they did force the Applicant to update some of the materials. Cynthia states the Applicant did resist and everything just kept dragging and dragging. Cynthia states the Applicant would do an update, and in another year do another update, and finally at some point, we started to move forward. Cynthia states she believes the Applicant said they would submit some of the materials as part of their FEIS response. Charlotte refers to the Traffic Studies, especially in conjunction with all of the new recent developments. Cynthia states if there has been substantial development proposals between the date of the Traffic Study and today, that might warrant a Supplemental Study. Cynthia states she is not aware of any major developments in the area. Charlotte refers to a new development in Brewster by the name of Fortune Ridge, and also Bridleside in North Salem. Charlotte states a lot of people will be driving up and down Field's Lane in order to get to the vicinity of this proposed development. Robert states it took him five minutes to make a left by the Baptist Church today to go over towards Somers, and that is the longest he has ever waited in his life. Cynthia states at a minimum, the status of the intersections should be updated which have already been identified. Cynthia states that some of them are already at a level of F, so they cannot get any worse. Cynthia states to some extent they are going to have to provide more up to date data, and to some extent it may be excessive enough. Will states they won't do it unless there is a comment, as they won't do it on their own. Will states the Board should identify which studies they feel are out of date, giving reasons as to why there is an impact, or why the study is inadequate. Will states the comment cannot only be because of the date it was done. Will states traffic is a good example, and if other developments have been done, updated information may be asked for. Cynthia states if we are going to ask for information it has to be warranted. Will states a cause and effect should be asked for as far as the impact analysis, or the information will be more of the same, and will not tell you anything new. Will states the Board should think about what information they will need in order to make a decision about something, and ask for that piece of information in their comments. Cynthia states the Town Board is the Lead Agency so to some extent they are responsible for the bigger picture. Cynthia states a lot of what she concentrated on had to do with the aspects that will be before our Board, and where we will be giving Permits such as for the subdivision, design, and disturbance of soils and stormwater. Cynthia states if the Planning Board were Lead Agency, the Traffic Study would be number one. Cynthia states the financials and market analysis also were discussed and obviously updates will be needed. Cynthia states she doesn't know to what extent that will have on the overall impact assessment of the development.

Cynthia refers to the handout she circulated tonight and states she would like to go over it with the Board to see if there are any items that stand out as items to focus on. Cynthia states with the history and background, she chose to talk about the Stipulation of Settlement and only the inconsistencies. Cynthia states she listed four items which may have inconsistencies to be talked about later. Cynthia states the second item had to do with inconsistencies with other plans and reports. Cynthia states she took the Comprehensive Plan and started reading through it and highlighted aspects to see whether this proposal is consistent with it or not. Cynthia states she thought this would be a good starting point. Cynthia states that since Charlotte is on the Comprehensive Plan Committee, maybe she could help to zero in on the specifics. Cynthia states that there was no recommendation for any down zoning, so how that may affect the proposal should be mentioned. Cynthia states the proposal isn't consistent with the Comprehensive Plan in that regard. Cynthia states the Comprehensive Plan recommended performance zoning, and it strongly talked about steep slopes and the need for a Steep Slopes Ordinance, and here we have a development that is doing an extensive amount of work in slopes that are greater 15% and 25%. Cynthia refers to discussions in the Comprehensive Plan about the Biotic Corridor and states in this instance this development is going to fragment a Biotic Corridor by leaving a lot of open land on the left side, and cutting it off from open land to the north of it. Cynthia refers to issue of affordable housing and states if the Board reads the Settlement, which is in with the Appendix, they will see that it is silent on affordable housing. Cynthia talks about the offering of the three or four affordable housing units in Croton Falls and states the Settlement didn't say it was in lieu of affordable housing for this proposal but the Settlement which is in the Appendix clearly states that this development has to be consistent with the Town's Regulations. Cynthia states that 10% of subdivisions are supposed to provide, and the R/MF is supposed to be 20%. Cynthia states what bothers her about the R/MF is that the Applicant wrote that rezoning portion and remodeled it after the multi-family housing zones that we wrote specifically for the provisions of affordable housing. Cynthia states it differs from all the other ways of calculating lots in that there are no deductions at all because that was the extra mile we were going to make affordable housing more feasible in those few zones. Cynthia states the Applicant is taking that writing and now providing affordable housing so it is almost like they are asking for the best of both. Cynthia states either the affordable housing should be given or if not the zoning should be written differently so it is like the rest of the Ordinance. Cynthia states we should look at that and decide whether we want to comment on that discrepancy.

Robert refers to the Stipulation of Settlement and asks if there is any requirement in the Settlement Agreement for the housing types to be of a particular variety such as single family detached. Robert states he believes that way back when, he read that there would be 49 units. Cynthia states she doesn't believe the word detached was used, but it does state 49 single-family units, so it could be a cluster if that is what Robert was referring to. Robert states that is exactly what he was talking about.

Cynthia states we have a Municipal Groundwater Resource Report which she added in later on under the Water Chapter in the handout.

Cynthia states the next item is Patterns for Westchester. Cynthia states the first set of bullets list the Patterns for Westchester and Westchester 2025 as far as their goals and objectives. Cynthia states she went back through and related how this development compares to those important goals and made comments next to them. Cynthia states she did the same for the Croton Plan. Cynthia states that all three of these Plans pretty much say the same thing, but she did a cross-comparison with each of them.

Cynthia states the next item has to do with objectives in conjunction with the location. Cynthia states she started to talk about the access here, but it probably belongs later on when discussing transportation. Cynthia states this is where she brought up the boulevard style first section, which in her mind doesn't serve a purpose for a good development for which she is 99% sure that every mom, dad, or caretaker is going to drive their child down to the bottom and expect to park their car somewhere, in order to put their kids on the bus, and

drive back up. Cynthia states the boulevard doesn't accomplish that. Cynthia refers to the bus maneuvering and states it is going to be difficult with all the cars parking there. Robert states that engineering the turnaround is going to be a nightmare. Cynthia states that whole item needs to be revisited. Cynthia asks whether the bus has to come up and down Reed Road. Cynthia states if the moms, dads, and caretakers have to drive down to the bottom of the private road, why can't they just go down another 1,400 hundred feet to Reed Road, and the buses could stop on Hardscrabble Road. Robert talks about having areas for cars to pull off. Cynthia talks about the cars parking alongside Reed Road and asks if that is too far to expect people to come. Bernard states there may be a problem for youngsters who walk having to go all the way to Hardscrabble Road. There is a discussion about bus regulations and provisions. Will asks if this intersection is a difficult one. Cynthia states there is a light, but morning rush hour would be horrible. Gary asks Cynthia what her original question was. Cynthia states she was asking whether the bus has to turn down Reed Road in order to pick up the kids at the bottom of the private road. Cynthia states there will be 1,400 feet of Town Road, so there may be a regulation. Cynthia states that Reed Road is a Town Road and the access driveway begins 1,400 feet after that, so there may be a provision that the bus has to go down Reed Road. Charlotte refers to children who live on Keeler Lane who have to go down to Baxter Road in order to pick up the bus. Cynthia talks about whether or not the bus goes up Keeler Lane. Cynthia states that buses do not go up into her neighborhood, but that may be because the road is too steep. Will asks whether there are any children currently living on Reed Road who take the bus. Cynthia states yes. There is discussion as to where these children pick up the bus. Cynthia asks the Board Members whether any of them would like to investigate Reed Road in terms of the school buses and what the policies are. Robert states he will do that. Cynthia states we could just raise these items as questions, but she would be curious to know. Cynthia states that Robert may want to give Gary Green a call.

Cynthia refers to Design and Layout and states she started to get into why the Applicant is going into wetland controlled areas as well as areas where there are endangered species, as well as why they are disturbing so many slopes especially those being 25% or greater. Cynthia states she started to touch upon the idea of limits of disturbance versus envelopes of construction, as well as the need for conservation easements. Cynthia refers to the Hawley Woods Subdivision and the Applicant's having limits of disturbance and proposing to let people have their riding paddocks outside the limits of disturbance. Cynthia states the City wrote and confirmed that under SEQR that had to be looked at, so this is the same argument she is using with this current proposal.

Cynthia refers to the earth work and states that she has started many conversations saying that this is a highly engineered site. Cynthia refers to all the road cuts and fills as well as looking at the slopes in conjunction with where the cutting and filling will take place. Cynthia states that 340,000 cubic yards of earth will be moved. Cynthia states she has had a 30 cubic yard dumpster at her house, and this would be 11,000 of them. Cynthia states if they work 300 days a year, 6 days a week, they would move 36 of these dumpsters every day. Cynthia states we are talking about a phenomenal amount of earth movement, and it is not just earth movement. They will chip the rock, and create their own materials to be used on the Site such as Item Four. Charlotte talks about how dusty it will be. Robert states it is better than taking the materials out of the Site. Cynthia states this could go on for four to six years. Cynthia refers to the blasting and states if at this stage there was a Site Plan that everyone is happy with, we would have asked for more details about blasting. Cynthia asks Will if we should ask for the detail now even though we don't know how the Site is going to be built. Cynthia asks how we are going to address this. Will states there are two parts; one is where are all the areas where potential blasting would be, and what the generic impact will be, as well as what is the protocol such as whether the blasting will be for the larger improvements versus the homeowners. Will states the first level is what we have wrestled with the Applicant on during completeness as to whether they have showed the extent of rock on the Site. Will states in his opinion the Applicant has not showed the extent of the rock on the Site. Will states if the Applicant has to blast a lot there will be a lot of impacts. Cynthia asks Will if when the Applicant did their

calculations for the roads and all the cut and fill whether they took into consideration that they will be going another four feet down to put in all the utility lines for which there will be a significant amount of blasting. Cynthia states that on the road profiles, they show the utilities, but wonders whether they are telling us that there will be more chipping than blasting. Will states their analysis for cut and fill is probably just straight and they assumed no blasting. Cynthia states we have to raise these questions. Will refers to the slope down at the bottom and states the Applicant is anticipating they will hit rock, so the cut will be less. Cynthia states the retaining wall in that area is five on one. Robert asks if that is where the emergency access will be. Cynthia states no, that is the main entrance. Cynthia states they are showing a five on one with a shoulder, as well as a landscaping plan where they propose to plant trees. Will states there are places in solid rock where pockets may be made for trees depending on what type of rock it is.

Cynthia refers to the uses and site layout of the single-family homes and states it appears the Applicant has not done a very good job following the contours and trying to design this in a manner that we would expect for any other subdivision in this Town. Cynthia states that they need details on the driveway grades, such as a table. Cynthia states that a lot of the driveways to these houses are the full maximum of 14%. Cynthia refers to people having visitors and asks what the likelihood is they will go down a 14% driveway. Cynthia states the visitors will probably be trying to park on the roads, and the roads are not designed for visitors to park on them. Cynthia states the Applicant has made an assumption that the cars will all go down the individual driveways, as they are proposing two car garages. Cynthia states the reality is that these driveways are very steep. Cynthia states when driving on Sun Valley Drive towards Joe Bohrdum Park every time you see a steep driveway you have to drive around all the visitor's cars as they are parked in the street. Will asks how long those driveways are. Cynthia states they are about the same as this proposal. Will asks whether they are 14% as opposed to 20%. Cynthia states she doesn't believe the Applicant has asked for a waiver in regards to the driveway grades. Will states he is talking about the driveways on Sun Valley Drive. Will states it is his guess that they are a lot steeper. Cynthia asks Will if he thinks that 14% is not that bad, and whether visitors will drive down to park in the driveway and pull back out. Will states he doesn't think that will happen when there are multiple visitors. If there are one or two people they will go down the driveway versus parking on the road. Cynthia asks whether it is unreasonable to ask for a table showing all of the driveway grades. Will states he is not familiar with the neighborhood Cynthia referred to, but does not think this proposal will have this type of a situation. Will states that homeowners will park at the top or bottom of their driveways in the winter. Will states that 14% is not terrible as some people in lake communities have driveways that are at an 18% grade.

Cynthia refers to the townhouse design and states when looking at the landscaping plan and the way everything is lined up, it is too tight. Cynthia states there is no room for plantings in between houses. Robert refers to the front spaces and states that only tiny plants will be able to go on the side of the houses and along the roadway. Cynthia gives the Cotswold development as an example of a development that fits better into the character that we are used to. Cynthia states those townhouses are nicely placed and landscaped and people are not so close that they may look into each other's windows. Will states the Applicant is stuck in this linear pattern. Cynthia states the Applicant chose the location. Will states he thought that was where it had to be. Cynthia refers to the Stipulation which states we have to allow the Applicant to put 76 units on the Site. Will states there is not enough land. Cynthia states the Applicant has to dedicate more land for the 76 if that is set in stone. Cynthia asks if there has to be so many buildings and states nothing says that there has to be four units in each building. Cynthia states maybe the buildings have to be designed or turned differently. Cynthia states she thinks there is room to be a little more creative versus having all these boxes lined up in a row. Robert states it looks like cookie cutters. Cynthia states more like sardines in a can. Robert states Cynthia should tell us how she really feels. Will asks if the unit footprint is a square, and whether there are floor plans. Cynthia states yes. Will states the units are tight.

Cynthia refers to the Sewage Treatment Plant in terms of whether the long-term potential impact of pharmaceutical waste going into our aquifer has been considered. Cynthia talks about whether or not an alternative of not having a Sewage Treatment Plant has been considered. Cynthia states the alternative is a whole different discussion which we will get to.

Cynthia refers to the emergency access and states the access the Applicant started with took a different route which was extremely steep. Cynthia states the Applicant met with the Fire Commissioner's and they pulled them back to 14%. The Applicant's answer to achieving the 14% is the current emergency access. Cynthia states the Applicant has not yet met again with the Fire Commissioner's. Cynthia refers to the access to the tower which will have to be redone, with the addition of a guardrail because of the steepness. Cynthia states if she were driving a fire truck she wouldn't want to drive down around this curve during the winter. Gary states the emergency access road is only to be used during an emergency assuming the main road is closed. Cynthia states it only takes one storm. Charlotte states it looks like all of the trees on the main road will already be taken down. Gary states Charlotte's point is right on the money. Cynthia states the whole road network system is extremely questionable in terms of the grades, lengths, and emergency access. Robert asks if this has been referred back to the Fire Commissioner's. Cynthia states yes, under SEQR. Robert states he is curious to see what they will have to say. Cynthia refers to the sidewalks and talks about making a suggestion that having sidewalks that lead to the single-family homes does not make sense. Cynthia states that maybe it would work for the townhouses. Cynthia states that is her opinion, and she is not sure how the Board feels. Cynthia talks about who would use and maintain them. Robert states that there should be sidewalks along the public street. Cynthia states there shouldn't be any public street. Cynthia states there are no other sidewalks anywhere in the Town of North Salem in a single-family development, so why are we introducing sidewalks for single-family homes. Robert states the children will need to get to the school bus, and he wouldn't have wanted his children walking on the road in the snow and ice. Cynthia refers to Sun Valley Drive, Sunset Drive, and Juengstville and states the children all have to walk on the side of the road. Robert asks how many miles of road there are in North Salem. Cynthia states 44. Robert asks how many units are proposed. Cynthia states 42 units. Robert states there should be something between the solid rock outcroppings. Cynthia states there are substantial shoulders. Cynthia states she sees it as a liability for the homeowners association if they do not keep the sidewalks cleared. Will states that someone getting killed on the road will be a bigger liability.

Cynthia refers to retaining walls and states the Applicant has stated they are moving just about every stone wall on this piece of property and will reuse the stones. Cynthia asks the Board to take a look at the details for the retaining walls, as not a single retaining wall has a fieldstone design to it. They are bringing in all man-made materials, including concrete. Cynthia states the only stone usage she noticed was in the detention basins. Cynthia states that is not in keeping within the character and reusing stone walls in her opinion. Cynthia states this will be an engineered, manufactured, non-North Salem look. Will states there should be mention of the cultural impact because stone walls are a cultural resource. Robert states especially in a rural, residential area.

Cynthia refers to parking and states this is where she talked about the steeply graded driveways. Cynthia states that she does not know whether the other Board Members feel that 14% is steep. Cynthia states she would still like to see a table. Cynthia states maybe she should just ask the question as to what the likelihood is for people to park on the roads. Will refers to parking in the winter and states a question should be asked as to whether pull-offs will be installed. Cynthia refers to the parking areas and states they are designed so that people are backing out into the flow of traffic, which should not be done. Cynthia states she knows there are situations that currently exist, but she would not like to see that in a new design.

Cynthia states she touched upon stormwater at the last meeting.

Cynthia refers to landscaping and lighting and states she didn't get into this section yet. She jumped down to talk about other items. Cynthia states the Board should take a look at the landscaping in terms of functionality. Cynthia states the Applicant is proposing a tree-lined street which could have a New England look to it, but they have trees right on the edge of the road right-of-way. Cynthia states she is not sure whether the trees are in the right-of way, or on the individual lots. Cynthia states that lighting is proposed to be all along the road and she personally doesn't want to see that. Cynthia states the Comprehensive Plan Committee worked very hard to promote a dark-sky policy. Cynthia states she sees the necessity for bollard-style lighting in the single-family development. Will states they should do what is typical and put them at the intersection.

Cynthia refers to construction and operation and states they are proposing to build the road first in order to get the Sewage Treatment Plant and the Emergency Access in. Cynthia states they will then go up to get the Water Plant done as well as four units, which will be Phase 1. Then they are going to build the rest of the multi-family units and some of the townhomes along Road A, which will be Phase 2. Cynthia states then they are going to go up to the right for Phase 3, and to the left for Phase 4. Cynthia states this could take four to six years, so everybody who moves in first gets to have all the construction vehicles drive by their house day after day. Cynthia asks whether it would be more normal to build towards the end first. Robert states that is why the first people in get the best deals as they have to put up with the aggravation. Charlotte wonders that is how it is being done in Fortune Ridge. Cynthia refers to the phasing and questions whether the neighbors and the community should suffer through four to six years of construction for 118 homes. Gary states he doesn't particularly care about the people who will be living there, as they are going to know about the construction. Cynthia asks why this is stretched out over four phases. Gary states there are a number of business reasons such as money, selling so many units per year, and the logistics of getting plumbers and other workers in to work on 118 units. Cynthia states that 76 units will be going in at one time, and it will take three years for the balance of the 42 homes. Cynthia states the Applicant is not specific. They have stated there will be four phases and each phase could take a year to a year and a half each. Will states it is also based on market absorption, as units have to be sold to support the infrastructure. Cynthia states if there wasn't such a long road, and the development was clustered, there may not be such of an issue.

Cynthia states she added in a note about making sure the Emergency Access is not used as a construction road, since the Emergency Access will be going in first. Cynthia states the people on Sun Valley Drive would go through the roof.

Cynthia talks about the breakdown of the Homeowners Association (HOA) and Property Owners Association (POA). Cynthia states she doesn't know why Roland is not here tonight, as she doesn't quite understand how this is going to function. Cynthia states there is going to be a HOA for the townhouses, a HOA for the single-family homes, and then an overall POA for the whole complex. Cynthia states the POA is going to be responsible for the Sewage Treatment Plant, Water Plant, Stormwater Facilities, and the first section of the road. Gary states he believes that is similar to Heritage Hills. Cynthia states the single-family homes are responsible for their private roads, landscaping, and recreation facility. Cynthia states the townhouses will be responsible for their private roads, driveways, and landscaping. Will states it sounds like there could potentially be two management companies. Gary states that Heritage Hills has multiple management companies. Cynthia states it sounds like a nightmare to her and asks what if one entity fails, will they be fighting each other. Gary states yes they will be fighting each other. There is a discussion about the possibility of the stormwater not being maintained. Gary states if the stormwater isn't maintained there would be an issue. Cynthia asks who we would go after. Gary states we would go after everybody. Cynthia states she would like to go after individuals. Gary states we would go after the management company and the homeowners. Cynthia states it will be a party for the lawyers and nothing will get done. Gary states he doesn't understand the issue with multiple management companies. Cynthia states we need a better understanding of all this and how the Town can best protect its interest in the event they had to get involved.

Gary asks how the Town gets involved with his development if something is not done. Cynthia states there will be easement agreements for the maintenance of the stormwater. Cynthia asks Gary if they go back to the HOA or the individuals. Gary states that easements are never signed by the individual homeowners. Cynthia states if there are HOA's and they all decide not to pay their taxes on all the lands and the common ownership, what does the Town do. Gary states that the lands and the common ownership will have virtually no taxes on them because they are basically worthless. Gary states he pays approximately \$50.00 a year on all the common lands in taxes. Cynthia refers to the taxes not being paid and asks what the Town would do? Gary states the Town will own useless property that cannot be developed. Cynthia asks what if the taxes on the roads are not paid. Gary states the roads are part of the Town property. Cynthia states the Town will never take over the roads. Gary states the taxes are so minimal. Cynthia asks Gary if he is sure considering how many lots there are. Gary states he know what they are where he lives on 38 acres. Cynthia states the road is short where Gary lives. Gary states his road is almost 1 ½ miles long. Cynthia asks Gary if he is worried about the open space and all the individual parcels. Gary states there are approximately 40 parcels where he lives and they all have individual deeds. Cynthia states there is only one HOA. Cynthia states we should have this conversation when Roland is here because she is looking at what the downsides to the Town would be, and what we will end up with if this fails. Gary asks why this would be any different from any other development in Town. Cynthia states that with all of the Stormwater Easements that have to be dealt with, it is quite different. Robert and Charlotte agree this conversation should be saved for Roland. Gary states they plug their stormwater into the Town's system. Cynthia states that is not going to happen here, there are 27 stormwater practices that have to be maintained. Gary asks whether any of the stormwater will be dumped. Cynthia states that ultimately the stormwater may end up down on Reed Road and Juengst Road, but the most important thing is the 27 practices that are on the Site. Cynthia states we asked Frank at the last Meeting whether they need to be maintained and he told us yes, they all have to be maintained. Cynthia states there will have to be Cross Easements to make sure they are maintained, and if they are not maintained the Town will have to go in and do it and then bill them. Cynthia states this is very important, as there will be a lot of maintenance. Gary states they have to maintain theirs as well. Cynthia states that the development Gary lives in doesn't have all the easements and practices such as are designed now. Gary states he hasn't seen them, but his development does plug into the stormwater system. Cynthia states yes, but just by a pipe, which is quite different from what she has been talking about.

Cynthia states the best thing to do is probably to have the Board Members take this handout home and review the balance. Cynthia states it is broken out by soils and geology, water, air and noise, terrestrial and aquatic, vegetation, transportation, and land use. Cynthia states she did pick up on a few documents and easements not listed in the tables.

Cynthia asks the Board whether there are any parts of this handout they could take on as a project to help out. Cynthia states she will keep plugging away. Robert states he hasn't made a choice, but believes they should all make an effort to help, as it is too much for one person. Cynthia states if someone has good writing skills, they could help with the organization. Charlotte states she will take on the Comprehensive Plan piece. Cynthia states that would be great. Cynthia asks Charlotte if she will take on all three Plans, as they are pretty much captured in the handout. Charlotte asks what the other Plans are. Cynthia states the Comprehensive Plan, Westchester 2025 Plan, and Croton Plan. Cynthia states she will send Charlotte the links to all of them. Cynthia asks Will whether the Croton Plan is the same as the Greenway Plan. Will states he does not think so. Charlotte states she will prepare a comparison.

Cynthia states the rest of the Board Members should let her know what they would like to do and she will concentrate on what is left. Cynthia states we will discuss this again in two weeks, and maybe at the following Meeting we will have a better structure. Cynthia states the Board may want to go back and look at Salem Hunt the comments in order to get a sense of the way the substantive comments are structured.

4. Discussion of Proposed Zoning Amendments

Cynthia refers to the packets handed out tonight and states she would like to go through the Use Tables one more time. Cynthia states there are two items she would like to discuss, and they are highlighted in yellow. Cynthia states in the R2 and R4 Zone we added as a Use Permitted by Right, the roadside stands for agricultural products. Cynthia states it started to make her nervous because if we are going to have roadside stands as of right, she thinks it should be packaged with the actual farming operations that are listed and not as a standalone because when it is a standalone, in her opinion, it would allow someone who has a very small garden to create a roadside stand and sell someone else's products because we are not tying it into the Ag. and Markets. Cynthia states she would rather see Nos. 1 through 5 have at the end "and associated roadside stands", if we feel the need to mention it at all as an as of right. Cynthia states for everyone else we will still have temporary roadside stands as a Special Permit of the Zoning Board of Appeals (ZBA). Cynthia states a couple of weeks ago she passed out the Ag. & Markets Law on the roadside stands because she was curious what the farmers market movement could bring. Cynthia states it is pretty broad and it does state several times that it is not unreasonable to require permits. Cynthia states she likes the idea of having this as a Permit requirement with the ZBA. Cynthia asks Robert what he thinks. Robert states he believes Cynthia is talking about the document Bob Somers prepared. Robert states in his mind all Ag. & Markets District Laws are very vague. Cynthia asks whether it should be dropped altogether in the first column, and just have it as a function of the ZBA. Robert states he likes it being an as of right since he is in the business. Cynthia asks if the as of right shouldn't already be tied into someone who is doing Nos. 1 through 5. Robert states yes. Cynthia states the fact of having it as a standalone could raise situations that we haven't envisioned. Gary agrees. Cynthia states we could either leave it off, and it would be implied that if someone is doing farming, they have the ten acre requirement, as they are in Use Group A. Cynthia states that anyone else would have to go to the ZBA. Charlotte agrees. Cynthia asks Will whether he has any suggestions. Will states he would hope the roadside stands only relate to No. 1. Cynthia states no, they do not, that is the problem. Cynthia states if we only have it with No. 1, we are in trouble. Cynthia states either we put it with all, or leave it off. There is a discussion about the sale of eggs and cheese. Will suggests letting someone present it as a problem, as it has been listed in the Code. The Board agrees to take off No. 6. Will asks how Nos. 2 through 5 relate to Access Use by Right, No. 11. Cynthia states that someone has to have 10 acres to be an as of right and if someone were in an R4 Zone having five acres, they would jump over to accessory use as of right. Robert refers to No. 2 and asks if that is new. Cynthia states no this is all existing. Robert states if someone has 50 acres and wants to exceed the 25 number, could they go to the ZBA. Cynthia states yes because this is the way it is now, and someone did do that recently. Gary states if he is adding up everything correctly, someone may have 25 sheep, 3 pigs, 25 chickens, 25 rabbits, 25 foxes, and 25 minks. Gary states that is an awful lot of animals. Cynthia states that is the way it has been for 30 years. Robert asks what the acreage requirement is. Charlotte states 10 acres. Gary states someone could have several hundred animals. Cynthia states yes. Gary asks if that is what we want. Cynthia states that is what we wanted in 1987. Cynthia states she is happy with it. Gary states we are in the process of re-writing this for a lot of reasons and asks whether we want someone to have hundreds of animals. Cynthia states that under today's standards, anyone who starts up a farm is encouraged to go with the whole farm plan, and to work with the Watershed Agricultural Council (WAC). Cynthia states the days of people doing what they want to do are over. Gary states this basically allows them to do whatever they want to do. Cynthia states it presents the opportunity to do it, but they still have to build all of the proper facilities, and grazing areas. Gary states his point is they don't have to, they could put up a chicken wire fence for 25 rabbits, and another chicken wire fence for 25 other animals, and then another chicken wire fence for 25 more animals and so on and so on. Robert, Cynthia and Charlotte do not have a problem with the number of animals allowed. Bernard and Gary do. Cynthia states this is the way it has been since 1987. Gary states that does not mean it is the way it has to be. Bernard confirms they are talking about 10 acres. Cynthia states there have been approximately six new farms having sheep, goats, chickens, and alpacas, and it is fine. Gary states he understands. Charlotte states it is fine, especially on 10 acres. Robert states that most of the farms have more

than 10 acres. Robert states he isn't aware of any problems that have occurred and asks if the Town has been overrun with foxes. Bernard states we spoke during the whole first portion of this Meeting about current problems in Town, so let's not talk about what happened in 1987. Cynthia states that is right, maybe it should be looked at. Bernard talks about having it be 20 or 25 acres instead of 10 acres. Bernard states he agrees with Gary that to contemplate such a high number of animals on 10 acres is beyond comprehension. Robert states that this Board approved the keeping of 37 horses on 7 acres. Robert states he didn't see anyone hollering then. Gary states that was fine, as they came before us with a proposal for appropriate buildings, structures, facilities, maintenance and care. Gary states that is the whole purpose of having someone come in for a Special Permit so it may be reviewed. Gary states as this is drafted someone may have several hundred animals on one piece of property. Robert states he thinks that is what the Town wants. Robert states the whole Master Plan is based on rural, residential zoning and to do something other than to maintain what is already here would be going against that philosophy. Gary states if the goal is to maintain what is already here we should all go home. Bernard agrees. Cynthia states we have three Board Members who do not have a problem with this, and two who do, so let's move on. Gary agrees. Cynthia states she encourages the Board to go to the Town Board Public Hearing if they want to bring this up again. Will refers to Item 5 and states he believes the total is 25, not that someone would be allowed to have 25 of each animal. Gary states that is not the way it is written. The Board talks about adding in language so as not to exceed a specific number. Will states he will reword it, as he believes that was the intent. Cynthia states for No. 5 that is fine.

Cynthia refers to the R4 Sheet, Column C, Conditional Uses by the Planning Board where Indoor Recreation is listed as No. 3, and No. 4 is Golf and Country Clubs. Cynthia states the Indoor Recreation as we crafted it ended up being what we envisioned for the Commercial Zones. Cynthia states our intent was to put Membership Clubs with the Golf and Country Clubs, and to leave the Indoor Recreation as we ended up defining it only in the Commercial Zones, such as in RO and PO. Cynthia states she went back and reviewed the May 5th Minutes and that is what we had said. Cynthia asks if the Board Agrees. Gary states he agrees that was our intent. Cynthia confirms No. 3 will be coming out of the Residential Zones and go into all the Commercial Zones. Will confirms the language will change to be Membership Clubs and Golf and Country Clubs. Cynthia states that will be taken care of in all the Residential Zones. Cynthia states we do have it in PO, NB, GB and RO we will be keeping Indoor Recreation. Charlotte confirms there are no Golf or Country Clubs in R1. Cynthia states those are the issues she had with the Tables and asks if the Board has any other issues. Gary states that Will did a good job.

Cynthia asks Will if they are leaving off any other Uses that don't have Standards. Will states there are some Uses without Standards. Cynthia asks Will to recap that and states it may be something for us to go to at a later date. Cynthia states the goal was to eventually write Standards for everybody who didn't have Standards. Cynthia states it doesn't have to be done now, but in our cover note to the Town Board, we may want to mention this is what we have accomplished for this round and that we will go back and do the others at a later date. Cynthia talks about the Standards that may be put aside and states she believes the Board is okay with the Standards for Adult Day Care and Child Day Care Centers. Gary asks Cynthia where she is reading from. Cynthia states she is looking at all of the Standards. Will talks about the Draft Referral Memo to the Town Board and states that will need to be updated to include the elimination of the Standards for the Uses that are being eliminated. Cynthia asks the Board whether they have all the separate pages of the Standards, and whether they have any issues with either the Adult Day Care or Child Day Care Center Standards. Robert states he has one question, which reminded him of Lisi's Towing Service in Brewster. Robert states that all of their trucks list that they are open for 23 ½ hours. Robert refers to the Adult Day Care Center Standards and asks whether we want to list 24 hours per day. Cynthia asks if this is regulated by the State and talks about the Board looking at their regulations. Cynthia states it is a valid point. She will look into the Standards for the New York State Office of the Aging. Gary states the name day care implies 12 hours. Cynthia refers to the Standards for Child Day Care Centers and asks whether that has the same issue. Charlotte states it doesn't

mention hours. Gary states if it doesn't, maybe it should. Robert states child day care would be very specifically regulated by the State and County. Cynthia refers to the Definitions for Day Care Center, Child or Adult on Page 3 of the Draft Referral Memo where it lists more than 3 hours but less than 24 hours per day. Gary states we should have a timeframe, whether it is 12 or 18 hours for both Adult and Child Day Care Centers. Gary asks whether we want to limit it to five days a week. Cynthia states she knows the Adult Day Centers are open six days a week which is very good. Gary agrees, but asks whether we want to limit it to six days or whether we want seven days a week. Cynthia states the Board should remember this is in all the Residential Zones. Robert states he would say six days a week. Will states the limitation on the hours is so that no one lives there. Cynthia states they could have two shifts. Will states it is not about the day care operating 24 hours, it is about the person not being there 24 hours a day. Will states the Board is going to find that there are State Regulations. Cynthia states everyone has made good points and this should be researched more.

Cynthia refers to the Standards for Indoor Light Industry and suggests a reminder be placed in the beginning so people know there is a definition. Robert states the definition should be at the top. Cynthia states we should either put the definition first, or add a reference to it in the definition chapter, then we do not have to repeat what is not included because it is already in the definition. Robert agrees. Charlotte states it would be nice to have it at the top. Will states we can do that, but that is not how the Law is written. Cynthia states she doesn't mind having the definition in the definition section, but can't we list Indoor Recreation in parentheses and add the definition. Will states no, that is not the way it will be listed in the Code when it is adopted. Cynthia refers to Indoor Light Industry and states we list what can be done, and what can't be done, and for Indoor Recreation we only list what can't be done, not what can be done; that is in the definition. Cynthia states she is just looking for consistency. Cynthia states it is the same for Tradesman Offices. Gary states it seems to him that we should just cut and paste the definition. Cynthia refers to Indoor Recreation and suggests we add in under A what can be done. Cynthia states she pointed out a few inconsistencies and asks Will to take a look at them before the next Meeting. Will states the only difference is that Indoor Light Industry has a much more expanded perspective as far as what can and can't be done.

Robert refers to D2 in the Indoor Recreation Standards where it talks about accessory active outdoor recreation within the Indoor Recreation category limiting spaces up to 5,000 square feet and asks what is anticipated for this space. Cynthia states batting cages. Charlotte states miniature golf. Robert states that pitching machines and batting cages would work. The Board confirms they are fine with the Indoor Recreation Standards.

Cynthia refers to the Standards for Tradesman Offices and asks the Board whether they have any questions or comments. Robert refers to G where it talks about the use of existing residential buildings and structures to be retained to the extent practical, except for any new structures to be designed like the rural residential and farm buildings and structures found prevalent in the Town of North Salem. Robert states this is incompatible in the RO as there are two different types of structures that exist versus what is being suggested. Will asks why Robert thinks the aesthetics of the building design would be a hiccup for what would be wanted there. Robert talks about using what is already there, but if not, totally change the character of what is there. Will confirms that there are not that many buildings currently there. Cynthia confirms this is just in RO. Cynthia talks about not wanting to see a metal or cinder block building. There is discussion about changing the wording to "neighborhood" and take out the language "in the Town of North Salem". Cynthia talks about making it a generic statement so as to keep the rural character, and not have industrial looking buildings.

Cynthia states in the Ordinance, in every single Residential Zone, we currently have recreational grounds and facilities operated by nonprofit organizations listed. Cynthia states there isn't a definition, and there are no standards. Cynthia states it does have to follow A which is the 10 acre minimum, and has the nominal setbacks of 100 feet in the front and 75 feet on the side. Cynthia refers to potential organizations such as Little

League, Open Land Foundation, Audubon Society, YMCA, and Boy Scouts of America and states that anyone of them could own or be given a piece of property in this Town where they might want to have a facility. Cynthia states we took ordinances from a lot of other towns and noticed that some of them have day care type camps, some of them have overnight camps, and some of them just have only passive recreation. Cynthia states we started with the most intense type of facility, such as a day camp or overnight type facility, in terms of how we would pull it in and make it appropriate for any of the Residential Zones in North Salem. Cynthia states each time we discussed it, and realized all the facilities that would be needed, and all the people that could possibly end up on the site, we started to pull it down and pull it down to something that makes more sense. Cynthia states we have Mt. Lakes Camp in our Town which has at least two campsites, as well as overnight facilities at Camp Morty. Cynthia states that Camp Hemlock is run as a day camp, and there are 800 acres where anybody can go up and use the facilities, so we have opportunities in our Town already. We have organizations who may want opportunities such as Little League having a ball field, and Open Land or Bridle Trails having a building for meetings or educational programs. Cynthia states the question is what do we want to do about these large scale facilities where a lot of children or adults could come together at one time. Cynthia asks whether we want day care camps or overnight camps at all. Cynthia states they could be intense. Cynthia states she doesn't know what the original intent was. Cynthia states she did go back through all of her notes from the 1987 Master Plan and Zoning Ordinance and didn't come across any discussions about this. Cynthia asks the Board if they were to keep day camps or overnight camps in the Ordinance whether they are more comfortable bringing it down to not more than 100 kids. Gary states yes. Cynthia asks the Board whether they want to go down any lower. Gary states yes. Gary states he doesn't have a number in mind, but if 100 kids were to spend a week here, there would most likely be several ambulance visits. Cynthia refers to the facilities at Mt. Lakes Camp and states that Supervisor Lucas posted something on Facebook listing 279 campers and 100 counselors this season. Cynthia states that is almost 400 people. Gary states that does not include food service workers. Cynthia states in this situation, they all bring bag lunches for the day camp. Cynthia states there could be another facility with such services. Cynthia states that getting down to 100 is better and asks the Board if they were thinking about going even lower. Cynthia states we then have to decide whether the Use should be kept in since it may not be viable. Gary states the number of children should be tied into the acreage. Cynthia states she thought they already did that. Will states the 100 figure would include children and staff. Will states the only people not included would be the single-family residence. Cynthia states it might be 70 campers and 30 workers depending on the ratio. Cynthia states the Board has to decide whether it will be viable. If they do not make a decision tonight, they have to at the next Meeting in two weeks. Cynthia states this has got to get over to the Town Board. Cynthia states she presented the thought process to Supervisor Lucas as she wanted him to start thinking about it. Cynthia states that Supervisor Lucas is wrestling with the same issues, and did not say anything definitively. Cynthia states she suggested Supervisor Lucas talk with his other Board Members to get them all thinking about it. Cynthia states we might just want to pull this out. Gary states if we can, he would vote to pull it out. Cynthia states that it is undefined and Will pointed out that when reading the Recreation Grounds and Facilities Standards for other towns, they don't have camps listed as a Use. Will states he only found one town that had the exact same name, all the other towns didn't have that Use at all, they only had camps. Will states he did find one town that had Recreation Grounds and Facilities Standards, but it was just for day camps, no overnights. Cynthia states to her there is no difference between the overnight and the day camp, they both take on the same issues. Charlotte states there will be more traffic with day camps. Cynthia states she wouldn't eliminate the overnight more than the day camp because it is almost better to have them stay versus coming and going. Gary states the overnight camps will tax the water and sewage facilities a lot more. Will states there may also be more public safety issues in conjunction with overnight camps. Cynthia confirms that they both could have drawbacks. Cynthia asks Robert how he feels. Robert states it should be pulled. Cynthia asks Charlotte how she feels. Charlotte states she is not sure. Bernard mentions the possibility of lawsuits. Gary states if someone were applying now there may be an issue, but since no one is applying, there shouldn't be an issue. Cynthia states there is no application, there is just someone who came in thinking about doing this. Robert states it is a

bigger issue than one application. Robert states if someone were able to do this in an R4 Zone they would have 10,000 acres to choose from. Cynthia states this is kind of like what we went through with the proposed kennel, as that was allowed in every Zone and no one thought about it until we received an application. Cynthia states that Applicant dropped out. Cynthia states that is why we are looking at all of these Standards. Charlotte states she agrees to pulling it as well. Cynthia states she does also. Cynthia states if the Town Board wants it put back in, we have already gone through the exercise of these discussions. Cynthia states we will have Roland here in two weeks so he may weigh in. Cynthia states the Board has been wrestling with this and has done a really good job of trying to consider the best interests of what was meant and what could be envisioned. Cynthia states at one of the Meetings the Board looked at a map of all the potential parcels which could be affected. Robert talks about having the ball fields and states if the Town Board suggests we reconsider, we could split it so that the camps would specifically stand alone in their own section, because there will be a need for more ball fields. Cynthia states she talked with Will about the ball fields, and he started to write language as to how that could be controlled, which we will discuss shortly. Cynthia states the other thing is if the Town Board wanted us to put day or night camps back in, we would revisit the Zones to see which areas would make sense. Cynthia asks Will to describe briefly how he tried to maintain a little control on active recreation that could pop up. Will refers to the bottom of Page 3 in regards to two alternatives where a section was added on waivers which would recognize something of a smaller scale or less and limited to the purpose of passive and/or active recreation uses, which is sort of what we will have if we take out the overnight accommodations. Will states the 10 acres is sort of where the Use is now. Will states the bulk standards for recreation grounds and facilities is Use Group A, which is a 10 acre standard. Cynthia confirms the 10 acres is a minimum. Will refers to alternative 2 in regards to not exceeding 10 acres, provided any additional acreage of the site shall remain undeveloped and preserved as passive open space in perpetuity. Cynthia states if the Little League were to inherit 15 acres, they could put a field or two on 10 of it, and facilities on the other 5. Will states this might become unnecessary based on the Board's discussions tonight. Cynthia states we still might want bigger setbacks for some intensively active programs and is not sure whether 75 or 100 feet would be appropriate. Will states we may want to revisit the Bulk Table for Use Group A. Will states the Board may not want the Supplemental Standards he already prepared if we are taking out the overnight camping. Cynthia agrees, and states they may need to be reworked. Cynthia states we were so focused on the potential camps, we lost sight of what some of the smaller uses might be. Cynthia asks the Board whether they would like Will to craft something that would talk about some of the smaller active Uses. Gary states he thought we were taking this out. Cynthia states we are leaving in recreation grounds and facilities for nonprofit organizations. Cynthia states we are defining it as passive trails and active items, such as baseball related, and educational buildings. Cynthia states we are talking about whether we should limit how many acres could be dedicated for intensively active items such as baseball and soccer.

Don Rossi asks the Board whether they also want to limit the areas where these activities may be done. Cynthia states that would be the next step. Will states he wants to compare the bulk standards currently for Use Group A versus what we wrote as the larger Standards. Mr. Rossi states not just in terms of bulk requirements, but actual areas of Town. Mr. Rossi states there could conceivably be another district defined for active recreation uses such as Little League. Mr. Rossi states he thinks that was intended with the original Use. Cynthia states she doesn't know what was intended; it could have been open lands and passive walking areas. Mr. Rossi states to just list active recreation or recreational grounds and facilities for nonprofit entities, there should also be geographical limitations, such as an overlay district. Will states we should also remember this is in every District. Cynthia states the Board may go through this exercise and determine they don't want ball fields. Cynthia states she knows that everyone wants ball fields and the Town can put ball fields wherever they want. Will states the Town use is different. Will refers to the NB, GB, and PO as not being suitable Zones. The R2 and R4 Zones are discussed. Mr. Rossi refers to a letter he had submitted and asks whether a nature preserve type use would be considered which would benefit everyone. Mr. Rossi states he has played enough sports in his life to have an adverse reaction to eliminating the chance for ball fields to be built. Mr.

Rossi refers to the properties behind the proposed hotel site in terms of baseball or soccer use. Cynthia refers to the Zoning Map and the Board discusses the need for additional uses. Cynthia states we would be looking at R2 and R4. Cynthia refers to Teatown and states if something like that were to be done, conferences and meetings could take place there. Cynthia states there is a need for Standards if we are going to have nonprofit facilities. There is a discussion about nature preserves. Cynthia states there would still be the need for controls. Cynthia states the Board will discuss this again in two weeks. Cynthia states we are trying to define the Uses and whether or not we are going to keep active items such as sports fields. Gary talks about people having to come before the Board for approval. Cynthia states we had a limit of 10 acres and are trying to figure out whether that makes sense. Cynthia states maybe the intent was just for passive walking and riding trails. Gary states the intent of one field on 10 acres would be okay. Cynthia asks the Board if they want Will to take a look at limited recreation areas. Cynthia states this is a Town with a lot of opportunities, such as membership clubs, golf clubs, Lakeside Field Club, and Mountain Lakes Camp. We should really be thinking about some of the land owners such as Open Land and Bridle Trails. Will refers to the examples Cynthia just mentioned and asks what type of acreage they have. Cynthia states that Open Land has 500 acres that they own. There are no facilities, all trails. Gary states someone could donate a piece of land to the Boy Scouts for example and they could turn around and build a facility. Cynthia asks what the downside would be if we say a certain Use could only be done in specific Zones; who would and who wouldn't we be hurting? Will asks what a passive recreation facility would be. Cynthia refers to Page 2C where it lists items that may be eligible for an exemption such as walking, biking, hiking or equestrian trails. Cynthia states it would be a Permitted Use. Will states that Lewisboro just went through this and refers to the Audubon and how under certain circumstances facilities tend to grow. Having Standards is discussed. Cynthia states that conference centers may be considered. There is a discussion about having controls in place. Cynthia asks if the Town needs to be a regional center for these types of facilities. The Board states no. There is a discussion about why people would have to come before the Board for a Permit, such as not wanting someone to have 500 trails. Cynthia asks Will to prepare a Passive Recreation Standard with exemptions. Cynthia talks about recognizing that there may be requests for some small buildings. Robert states he wouldn't suggest there be no buildings. Keeping everything small in size is discussed. Cynthia states she is glad the Board went through this exercise.

Cynthia refers to the Indoor Light Industry as being only in the RO Zone on Fields Lane. Cynthia states the first seven bullets are in, and the question is whether we want the highlighted bullets to stay. Cynthia states that some of these items were taken out and her question is to whether or not we want any or all of them added back in. Gary states he would vote to take all of them out except for the last bullet. Cynthia states she is not happy with the moving and storage offices and warehousing, excluding self-storage facilities. Robert and Charlotte state they do not have a problem with furniture and fixtures, and printing and publishing. There is a discussion about environmental issues. Robert states it would be nice to have someone around who can fix a chair. There is a discussion about striping chemicals. Cynthia states if wood working is allowed in bullet two, could we take out furniture and fixtures down below. There is a discussion about apparel and other textile products. Cynthia, Robert and Charlotte agree to permitting printing and publishing. Charlotte states that Gary was worried about dyes. Gary states dyes, inks, toners, and diluting materials. There is a discussion about limiting the size of the operations. Cynthia asks the Board what they think about moving and storage and states Gary was in favor, and she wasn't. Robert states we have it right up the street in Brewster. He doesn't understand why we shouldn't receive the tax dollars. Charlotte agrees. Robert states this is an RO Zone Cynthia asks Bernard his thoughts. Bernard states if we took them out for one reason, he doesn't understand why we are thinking about adding them back in. Cynthia states it had to do with the chemical argument. Cynthia states that Bruce came to one of our Meetings and he brought three of us to a comfort level. Bernard states the chemicals aren't going away. Cynthia states that chemicals are involved with the items up above too. Cynthia states that artisans and crafters use chemicals, service and repair facilities use chemicals; everybody uses chemicals. Cynthia states that pool companies use chemicals. Gary states it has

more to do with the quantities. Bernard states we would have to see a definition of how these would be used as far as restrictions. Cynthia states that is talked about on the next page. Gary states his thought is about making it more restrictive so as to come before the Board for approval. Will states that anyone on this list has to come before the Board for approval, and meet all of the standards. Cynthia states there are three Board Members who would like to have moving and storage offices and warehousing, apparel and other textile products, and printing and publishing. Robert states he would like to have a welder in Town also, as items do break. Cynthia asks what would be considered as a service and repair facility. There is a discussion about metal fabrication and machine shops. Gary states the distinction would be very small. Cynthia asks the Board to look at the exclusions. There is a discussion about defining what service and repair facilities are. Robert states he doesn't want to exclude welders. Cynthia asks Will to help the Board better understand what service and repair facilities would be. Gary talks about not wanting large scale machine shops. Prohibited uses are discussed.

Robert talks about flex space and states we do not want to make this so inflexible so as it takes forever for something to be done. Cynthia asks what the worst case scenario is if someone were to buy a few properties together. Will is going to add in items to the prohibited uses in terms of chemicals and materials. Robert, Charlotte and Cynthia are okay with metal fabrication and machine shops.

Cynthia thanks the Board for sticking through this and states this is the longest Meeting they have sat through and really accomplished an awful lot. Cynthia states that they will try very hard to bring the wrap up summaries in two weeks for the next Meeting on the Zoning Amendments. Cynthia states the Board will rest for a few months during the summer and then go back and look at a few items that were left. Cynthia states there were some Uses they skipped over on the Standards. Cynthia states she handed out a page from the Croton Plan for the Board to look at, as it compared North Salem to Bedford as far as controlling the size of houses.

Robert refers to the RO Zone in terms of expanding residential uses and states that no one can expand such as adding decks, awnings, walkways, or patios to improve what they have already because this is not a use as of right. Cynthia asks how this is handled in the other Zones. Cynthia states they can go for a Use Variance if they want to expand a non-conforming use. Mr. Rossi states it is virtually impossible to get if someone objects. Robert talks about people going through all of that trouble for a new walkway.

5. Next Meetings:

- Work Session – July 17, 2013
- Regular Meeting – August 7, 2013

6. Resolution:

Chairwoman motions to adjourn the Planning Board Meeting. Robert Tompkins seconds. All in favor. No opposed.