

## AGENDA

Village of Pawling, N.Y.

Joint Meeting of Trustees,

Planning Board and Zoning Board of Appeals

Thursday, 7 P.M., August 20<sup>th</sup>, 2020

### 1. Introduction

- Frank Fish, FAICP, Principal, BFJ Planning
- Taylor Young, Project Planner, BFJ Planning

### 2. Meeting Purpose

- Provide historical perspective on the development of the 1994 Comprehensive Plan and Urban Regulations and their relationship to the Zoning Code, including its area and bulk schedule. This can provide context for a discussion of possible conflicts between the plan and the zoning code.

### 3. The Master Plan Development

- Chapters cover normal plan component
- Uniqueness of Chapter 8: Development Parcels
  - Village Center & Green
  - East Main & Coulter
  - Rte. 22
  - Johnson Parcel
  - Grant and Sells
  - Unscheid

### 4. The Urban Regulations

- What is form based zoning?
- Building Placement
- Design Guidelines
- Landscape Guidelines

### 5. Form Based Zoning Vs. Euclidean Zoning

- Building form not use
- Design/landscape not strict area and bulk standards.
- Height and form but not FAR

### 6. The Blending of two approaches

- Pawling's code is hybrid
- Creates gray areas – not always a black and white solution.
- First of its kind in New York State.

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## 7. Examples of Conflict

- Urban regs prevail if a conflict between the two.
- What if there is no urban regulation? E.g. FAR
- Specific special permit sections may be more specific than the urban regs.
- Definitions of terms affect interpretation of the code e.g. one building per lot.

## 8. The normal resolution of conflict

- Building inspector
- ZBA

## 9. Is it time to update the plan and resolve issues?

- Plan is 26 years old. Best practices suggest 10 year updates.
- Update and/or zoning modifications can provide legislative resolution.

## 10. Issues from the Planning Board Chair

- 1- Issue Set One: Items missing from the Comprehensive Plan and Village Zoning Code
  - a. Definitions: Retail, Highway, Mixed Use Project, etc.
  - b. Code Regulations for: AirBnB (versus Boarding Houses and Bed and Breakfasts)
  - c. Other – open for discussion
  
- 2- Issue Set Two: Antiquated aspects of the Comprehensive Plan and Village Zoning Code
  - a. Restaurant Parking
  - b. Village Gateway
  - c. Cell phone towers and related technology
  - d. Other – open for discussion
  
- 3- Issue Set Two: Clarification of certain matters in the Code
  - a. Conflicts between Urban Regulations, Schedules and Chapters
  - b. Absence of Conflict between Urban Regulations, Schedules and Chapters
  - c. Open Space versus Common Open Space
  - d. Reasonable Minimums §90-20 (a) versus Maximums §90-20 (d)
  
- 4- Issue Set Three: The B2 District
  - a. History, Context, Purpose and Intent
  - b. Questions and Clarifications
    - i. Absence of Parking Regulations
    - ii. Small versus Large Lots
    - iii. Lot Combinations

## 11. Open Discussion

# VILLAGE OF PAWLING

## Joint Special Meeting of the Village of Pawling Board of Trustees, Planning Board and Zoning Board of Appeals.

August 20, 2020  
VIA ZOOM - 7 PM

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### PLEASE TAKE NOTICE:

**There will be a Joint Special Meeting of the Village of Pawling Board of Trustees, Planning Board and Zoning Board of Appeals to discuss Planning and Zoning issues, including a Presentation by Frank Fish of BFJ Consulting.**

**Thursday, August 20, 2020 at 7:00pm  
Via ZOOM Tele Conferencing**

### ZOOM INSTRUCTIONS FOLLOW:

Join this Zoom video meeting on your computer or smart phone:

<https://us02web.zoom.us/j/85475464174>

You will be prompted for the password!

Meeting ID: 854 7546 4174

Passcode: 090381

If you don't already have Zoom on your computer or cell phone, you will be prompted to download and install the free software. You will be put in a waiting room temporarily. You are welcome to enter the waiting room earlier than the start time to be ready.

Once in the meeting, mouse down to the bottom of the screen to use the controls on the lower left to enable both your audio and video.

Once you are in the meeting, please click and launch the PARTICIPANTS window (at the bottom of your screen) and once in the participants window hover over your own name to reveal "more" and choose "rename" from the drop down box. Please be sure your name is listed so we know who you are if you ask a question

Enable the "CHAT" feature on the bottom menu. You may be muted on entry to the meeting, and will be called upon in order. If you have difficulty with your audio or video connection, call 845-216-6683 for technical help or email [arrien@optonline.net](mailto:arrien@optonline.net) and provide your phone number to help you troubleshoot your audio.

**IMPORTANT:** Please only use the CHAT for requesting to be next in line to un-mute and ask a question or make a comment. Do not post actual questions in the CHAT. Only present them orally, and also show your video if you have a webcam.

If you are unable to join using video via Zoom, or if you do not have a device with a camera, you

