

# REVIEW OF PROPOSED ZONING UPDATE

Town of Chatham – April 7, 2016

# Purpose of Review

- To evaluate the consistency of proposed zoning with adopted Comprehensive Plan
  - Understand Plan's strategies and actions
  - Identify which Plan strategies were or were not included
  - Evaluate application and consistency of those updates with Plan
  - General evaluation for clarity, effectiveness, general administration



# Process of Review

- Review Comprehensive Plan, Maps, and Appendices
  - Identify zoning/land use related items
  - Make chart
- Review existing zoning
  - Familiarize myself with what is in place now
- Review updated zoning and Maps
  - Look for each Plan-identified item
  - Review/evaluate
  - Add comments to chart
  - Provide details as needed in summary memo



# Findings – Enhancements in the Update

- Definitions
- Rural and historic character, environmental protection
  - EPODS
- Farm-oriented
  - Siting guidelines for farmland protection
  - Modified site plan review
- New site plan & special use sections
- Density bonuses added
- Individual standards for certain uses



About ½ of Plan  
Strategies Addressed

# Findings – Items Not in Update

- Transfer of development rights
- Use of true density/average lot sizes
- Unique treatment of hamlets
- Commercial design standards
- Traditional neighborhood standards
- Details on mixed uses, adaptive reuse
- Purpose statements/Uses as in Plan for each district



ZIC considered but did not include the two proposed hamlets from Plan

# My Opinion - Philosophy of Plan and Zoning Differ

- Plan establishes a more detailed, proscriptive approach
  - Detailed development standards
  - More measurable criteria (exception - EPODS do offer this detail)
  - Establishment of community expectations
- Zoning update establishes direction consistent with plan, but more flexible, less proscribed approach
  - Example, 180-22 establishes site plan review for ag buildings in accordance with NYS Ag and Markets guidelines. Good policy, no details on what or how that is done.



# Findings – General vs Detailed

- Some sections very detailed (EPOD, Density Bonus, Siting Guidelines for Farmland, site plan procedures).
- Density, average lot size, lot coverage, detailed performance criteria not included
- General performance criteria offered
- Hamlets not treated individually, hamlet style design standards limited

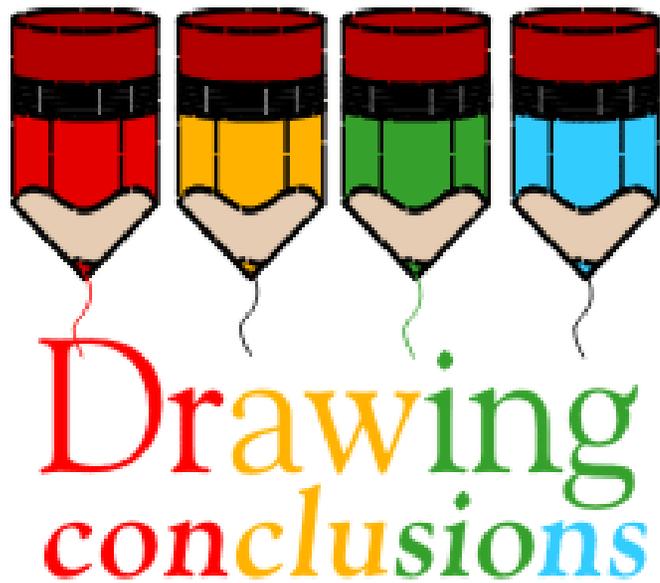
# Findings – Format/Readability

- A few duplications
- Format – indentation/numbering tweaks
- Organize for readability
  - Needs table of contents, perhaps index
  - Some sections may be better placed elsewhere
- Definitions of uses allowed by district should be included



# Findings - Administration

- Plans call for more and early public input not addressed
  - standard zoning language used
- Roles of Planning Board and ZBA complex, could result in efficient and untimely review process
- Overlap in site plan and special use criteria
- Lack of full details for ZBA as per NYS 267a and b
- Missing amendment section



- Plan partially implemented
- Spirit of Plan captured
- Changes included are good, but need some edits, clarification
- Some key/priority tools not included
- Text not as prescriptive as Plan called for

# Next Steps

- Consider a short-time frame review/update of the Plan
  - To ensure Plan addresses new concerns, trends, or ideas
  - To ensure Plan remains relevant to Chatham today
  - To involve the community
  - Adopt as per 272-a
- TB details scope of work
  - Specific direction about regulatory tools to be added to laws
  - Time frame to accomplish it by
  - Set up drafting and review process (Use chart as checklist?)
  - Detail expectations for reporting to and communicating with Board and public
- Use ZIC Update as starting place for further work

