



# Memorandum

## *Planning Board*

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TO: Mayor Randy Casale and City Council Members

FROM: Planning Board Chairman Gunn and Planning Board Members

RE: Review of proposed Local Law to Amend Chapter 223 concerning Lot Area Per Dwelling Unit

DATE: April 11, 2018

At the April 10, 2018 Planning Board meeting, members reviewed and discussed the proposed Local Law to amend Chapter 223 concerning calculation of the lot area in the R1, RD, and Fishkill Creek Development Districts. A comprehensive review of the proposed law took place with the City Attorney Jennifer Gray, City Planner John Clarke, City Engineer John Russo, and Building Inspector Tim Dexter.

After considerable discussion of the proposed local law Members felt the definition of Very Steep Slopes should be amended to make clear that Very Steep Slopes are measured based on the pre-development condition so changes in grading or shifting of land materials is not done prior to initiation of the approval process. Members debated the prospect of a law that deducts land from potential development calculations for natural features, specifically wetlands, floodways, steep slopes and surface water, as well as the new way Very Steep Slopes are proposed to be measured. While a consensus was not reached, some members believed the City Code already contains adequate protections for environmental features such as wetlands, floodways, steep slopes and surface water and further reduction of development potential on properties containing these features is not necessary. Other members believed that the City Code should reduce the development potential for properties which contain environmental features such as wetlands, floodways, steep slopes and surface water, some areas of which are unbuildable.

Should you have any questions or require additional information, please feel free to contact me.