

Town of Washington Planning Board
10 Reservoir Drive
Millbrook, New York 12545

April 5, 2024

BY EMAIL

Supervisor Gary Ciferri
Town Board
Town of Washington
10 Reservoir Drive
Millbrook, New York 12545

Re: Proposed Hospitality Overlay Law

Dear Supervisor Ciferri and Members of the Town Board:

As the Town's Planning Board, which will be tasked with determining applications based upon any new Hospitality Overlay District law which is eventually passed, we appreciate the opportunity to comment on the draft law you are considering. We note that many of the comments we made on the draft we previously reviewed have been incorporated. I make the following comments on behalf of the Planning Board, whose members have reviewed this letter.

This new draft Law has made a significant change from the prior one. It now requires that, to be considered an Adaptive Reuse Inn and be eligible for consideration of any additional rooms (up to a total of 40 rooms) beyond the normal 20 allotted for "Inns", all rooms in the Adaptive Reuse Inn must be created out of the existing square footage in the structure being adaptively reused. The addition of ANY square footage removes the project from the Adaptive Reuse Inn category and limits the rooms to 20. The Planning Board believes that this is too restrictive and will inhibit reuse of older buildings. There may be applicants who intend to primarily use the pre-existing structure but that need to add an additional number of rooms in order to make the project feasible. The restrictiveness of this section also appears to be in direct contrast to Section 485(6)(a) of the current Zoning Code which encourages the adaptive reuse of buildings.

There is also language in Section 9A which is inconsistent and would make it difficult to administer. That section refers to "the following relevant requirements and factors" which should be considered. A factor to be considered cannot also be a "requirement." We believe the language should be changed to eliminate the word "requirements" and should read instead, ". . .the Planning Board shall consider the

following relevant factors in addition to" (Note that the word "and" appearing after the word "factors" should also be removed as it appears to be a typographical error).

Section Four of the draft amends Section 210 of the Zoning Code but fails to remove obsolete language referring to a Land Conservation (LC) zone and fails to recognize previous maps that have been adopted. This language was written before the enactment of the Wetlands Law in 2011 and should be removed.

Lastly, the draft has a number of typographical errors as noted below:

1. Each page number at the bottom is incorrect – see "PAGE 3 OF 2" and "PAGE 13 OF 2".
2. Section 9(b)(5) is missing the word "is" after the word "structure(s)".
3. Section 11(e)(3) incorrectly states 3,000 Kelvin when it should say 4,000 Kelvin in both instances.

Thank you again for the opportunity to comment on the proposed new Hospitality Overlay District Law. I am happy to discuss further if you have any questions.

Sincerely,

A handwritten signature in blue ink that reads "Susan C. Meaney". The signature is written in a cursive style with a large, looped "y" at the end.

Susan C. Meaney
Chair