

Village Board Work Session
June 21, 2010
7:00 p.m.

Members present: Deputy Mayor Mattheus, Trustees Char, Roddey, and Stewart.
Absent: Mayor Higgins

Also present: Village Clerk Strobl

Planner Stuart Turner addressed the Board regarding the OBH, (Office, Business, Hospital) Zone, and distributed a new draft table of general use regulations. The new table is an attempt to add desired flexibility, but retain the integrity of the zone and the uses in the area.

The new table also incorporated "Place of Worship" as a conditional use.

Board members discussed changes to the OBH zone, as well as the list of restrictive covenants for the hospital property, which had been received from Orange Regional Medical Center.

Following discussion, the Board concluded that the examination of the zone uses had been thorough, and that the need now was to move forward by scheduling a Public Hearing.

Mr. Turner will work with Planning Board Attorney Donnelly to draft the Local Law on revisions to the OBH zone.

The Board discussed some feedback received from Greenwich Avenue business owners in regard to a change of zone for that area. Mr. Turner explained the possibility of creating a CS-1 District instead of the originally proposed OB Zone, and including Place of Worship as a permitted use. This plan would leave all other uses as in the CS Zone.

Board members agreed that more opportunity for residential use in the CS and CS-1 Zones would be beneficial.

The Work Session concluded at 7:50 p.m.