

Strategy #	Strategy Related to Zoning	High Priority Item Identified in Plan	ZIC Included in Updated Zoning	N Stolzenburg Comments About Update	Status of Update
Vision	Make sure purpose statement of zoning matches vision of plan		partial	Purposes updated what ZIC added reference to farmland and agriculture, but does not reference any other plan goals. Suggest moving definition of rural character to definition section, and add reference to all other Plan goals	Done
Rural Character	Define rural character in zoning		Yes	ZIC included it in purpose section front and center, but what is there is more the definition of rural character. That may be better placed in the definition section with a summary included in the purposes. The purposes should	Done
1.1	Preserve open space by establishing a TDR (Transfer of Developments Right) program	✓	No	Not included	Phase 2
1.2	Develop EPODS in steep slopes, wetlands, streams, scenic views, ridgelines, flood plains, wildlife resources. Refers to comp plan maps on website		Partial	Two were created - for steep slope and another for scenic views/ridgeline. See Comment #3 for EPOD 1 and Comment 4 for EPOD 2 details. ZIC updated the Ridgeline Map so there will need to be a comparison	done
1.4	Use true density in du/acre instead of minimum lot size and that minimum lot sizes shall be used only to meet setbacks septic and water		No	Minimum lot sizes kept throughout and remain unchanged from existing zoning	Phase 2
1.4	Where min lot size needed only for setbacks, septic and water requirements	✓	No	Did not apply the du/acre	Phase 2

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1.5	Use net acreage with environmental control formula and apply to all subdivisions		No	Not included	Phase 2
1.5	Decrease density where there is a defined environmental sensitivity OR that is primarily ag lands		No	Not included	Phase 2
1.6	Establish best management practices for timber harvesting via a timber harvesting permit		Yes	Yes - very comprehensive law drafted as a stand alone local law. It is very thorough and includes best management practices for timber operations.	done
1.7	Use conservation subdivision (shall) for all major subdivisions or all subdivisions >3 parcels on 50 acre parcels		Yes, but in Chapter 135	EPOD 2 encourages use of conservation subdivision. Chapter 135 (subdivision) currently incorporates all the conservation subdivision recommendations. Recommend that zoning does better job of referencing the required applicability of conservation subdivision so they work together seamlessly.	Done
1.7	Clustered subdivisions shall be traditional neighborhoods	✓	No	No mention of any traditional neighborhood standards. Some of this language should also be in an update to subdivision and the zoning and Chapter 135 need to work seamlessly together to result in traditional neighborhoods.	subd law

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1.7	Authorize PB to require Conservation Subdivision for smaller subdivisions when environmental limitations, ag lands, open spaces exist		Yes, but in Chapter 135	Part of Chapter 135	subd law
1.8	Offer density bonus for affordable housing, senior housing, public recreation, public open spaces		Yes	Update does offer bonuses for these features.	done
1.8	suggest decrease density in the 3 and 5 acre zones and then increase it with density bonus as incentive - see Box		No	Density requirements not changed, but density bonuses are added.	phase 2
1.9	consider requiring for major subdivisions, have state and county review for waterm, septic and eval of parcels past usage	✓	No	Could be part of an update for subdivision. not explicitly outlined in Chapter 135.	Phase 2 in Subd
1.10	shall, for > 20 homes, require fiscal impact analysis on schools, infrastructure and town expenses		No	Not included	Phase 2 in Subd
1.11	consider growth management via development monitoring and growth threshold program	✓	No	Not included	phase 2
2.1	rural siting and development standards mandatory for all subdivision or site plan approvals in all districts. See list of items in plan to include here	✓	Partial	Some of these standards are included and apply to lands within the EPO 1. Chapter 180-25 offers siting guidelines for protecting farmland. No rural development standards as envisioned in the plan are included.	phase 2
2.1	siting, height, scale, landscaping, hamlet style		No	No special design or development standards included to ensure hamlet style aesthetics.	phase 2
2.2	Add more definitions		Yes	See #1 Comment for details	done

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2.2	more direction on allowed and prohibited uses consistent with Plan		Partial	Some of the land uses by district from plan are included, but not all. Permitted uses and Special Uses not totally consistent with Plan (especially in the hamlet where in the plan non-residential uses were tied to development standards, but not in the draft zoning. See Comment 2.	done
2.3	performance criteria to keep buildings in scale such as building size and lot coverage, FAR, siting, lighting, parking, signage, landscaping, infrastructure	✓	Partial	Specific performance criteria asked for in the plan are not included. However, the law does address many of these with general performance statements related to lighting,	partially done, phase 2

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2.4	Consider new hamlet as per conceptual zoning map; establish separate zoning districts for each hamlet with standards designed for each, some design standards are to be considered, others are shall be included, increase allowable density there, decrease lot size, allow for multi-family, allow for conversion of existing buildings to residential, allow for mixed uses only with development standards targeted to the specific hamlet. Fine tune standards specific to each hamlet.	✓	No	The two new hamlets recommended in the plan are not included. No unique development requirements established by hamlet - they are all treated similarly. Density not changed from existing zoning. Some are different than Plan such as ZIC moved neighborhood commercial facility from Special Use Permit to Permitted (No Review, which is contrary to Plan).	phase 2
2.5	Commercial uses shall have Site Plan and Special Use reviews, add more details to the use schedule, add purpose statements as offered in the plan. Plan offers district purpose statements; list of preferred uses, and list of uses not desired in districts. Commercial uses limited to < 20,000 sf in size.	✓	No	Purpose statements not included. The new use tables are not totally consistent with this strategy. No limitations on size of buildings included except in the EPO 1 where it is limited to < 7,500 sf. Not all commercial uses require special use permits. Use table does not indicate which uses require site plan, but the section on Site Plan does indicate all would be covered. Could be clarified in the list of uses.	done

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2.6	design consideration for preventing monotonous subdivisions (Subdivision)	✓	No	A good fit for part of an update	subd law
2.7	updates to the subdivision law (Subdivision)	✓	N/A	This part of the plan would be implemented as part of a separate process	subd law
2.8	amend site plan law to add procedures, standards, purpose statements, performance expectations, design standards, sketch plan	✓	Yes, see notes	The site plan section has been redone. Performance expectations are included as items for the Planning Board to review. They are comprehensive in terms of addressing the major policies in the plan, but not detailed in terms of setting specific standards. No design standards included. Sketch plan is included and required. Process outlined is good. A reference is made to a modified site plan review as per NYS Ag and Markets guidelines for agricultural uses (see comment 6) but does not specify when/how/what.	done
2.9	evaluate and change lot size, dimensions, yards, setbacks so they are consistent with rural character and historic character (in hamlets)	✓	No	No changes were made.	phase 2
2.10	add requirement for street tree planting and landscaping to replicate existing	✓	partial	Tree planting included in EPOD 2, and is also a part of site plan review. No specifics given outside the EPOD 2.	phase 2

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2.11	include establishment of building envelope in new subdivisions		Yes	Included in 180-25 for the R1 and R2 areas to protect farmlands. Building envelope not defined in the definitions section.	subd law
Economic development					

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1.2	<p>Allow businesses in hamlets only with SPR and SUP, design standards for rural character. Allow small scale businesses with development standards consistent with environment, character, scale, style, mixed use nature of hamlets. Allow for mixed use structures and neighborhoods. Businesses in hamlets with site plan and special use permits. maintain nodal pattern of development. de-emphasize road frontage requirements, establish performance standards for commercial development, standards for maximum commercial square footage, etc., rely on impervious surface, open space, floor area and landscape ratios</p>		No	<p>Some businesses allowed in hamlets as a permitted use (no review). If the Town intends those uses to be permitted with Site Plan, it needs to clarify that. No specific commercial design standards included, except generally in Site Plan Review but no specific standards included. There is no language to promote nodal patterns although that would be more of a mapping issue. Within the EPOD 2 there are building size restrictions and max. impervious surfaces established. Ratio's not used in other locations. A 30% impervious surface ratio is set for all development. However, that may be too low in hamlets and too high in areas with environmental sensitivities.</p>	partially done, phase 2
1.2	design standards for industrial districts		No	not included	phase 2

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1.3	commercial design standards for parking, signage and outdoor lighting - parking lot locations, lighting with height limitations, screenign of lot, use of traffic access management, rear loading docks, decrease size and height of signs, better sign design, offer process for streamlining sign approval. 11 other standards to be followed.		generally	Site plan and individual standards found in various places of draft law address some of these, but often in general ways. The specificity of strategy 1.3 is not included.	phase 2
1.4	add minor home occupations with no special permits, intermediate HO with site plan only, and major HO with site plan and special use.		Partial	Minor and Major included as per the plan, but no intermediate Home Occupations included	done
1.5	Remove Planned Business Development District	✓	Yes	this was removed as per plan.	done
1.6	Regulated PODS (Portable On Demand Storage)		No	Not included	partially done, phase 2
2.1	farm friendly zoning language include new ag uses, b&b, ag tourism, farm stands, ag businesses in use tables. Use questions in review to determine if commercial uses on farms are compatible.	✓	Yes	Definitions for these uses are included. See Comment 1.	done
Housing					
1.1	Housing in hamlets should allow for multiple units, mixed uses, ECHO and accessory apartments, reuse of existing buildings for new housing, use of FAR to ensure scale fits in. See specfic language offered in terms of how many lots allowed to be of each size when water and better septic offered.	✓	Partial	ECHO are included at 180-29, multiple units, accessory apartments are included. Mixed uses per se not included. Reuse of existing buildings not specifically mentioned. Use of FAR not included. Plans strategy to offer variety of lot	partially done, phase 2
1.1	minimum lot size of .5 acre with on-site septic and water	✓	No	Lot size remains at 1.5 acres for hamlet.	phase 2
1.1	>20 homes in hamlets, 30% or greater open space requirement	✓	No	Not included.	phase 2

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1.1	Cottage zoning encouraged -plan gives max dwelling of 1000 sf and use of mixed lot sizes.	✓	No	Cottages included only related to senior citizen ECHO units.	phase 2
1.1	Hamlet style development standards	✓	No	Not included.	phase 2
1.1	200' farm buffer between houses and farms	✓	Partial	A buffer is required as part of the farmland protection section, but a specific 200' distance is not included. The size of the buffer left to Planning Board to determine based on circumstances.	done
1.1	rural siting standards to be used for hamlets	✓	No	Not included	phase 2
1.2	housing standards - see multiple requirements	✓	Partial	Use of floor area ratio not included. Zoning removed allowance for two principal residences on lots in the residential districts (still allowed as per plan in Hamlets). Condominium defined, but not specifically regulated. No discussion on conversion of existing structures into multi-unit dwellings but it does included in general multi-family dwelling requirements.	phase 2
1.3	allow for mobile or modular home on temporary basis	✓	Yes	This is included in Chapter 151 however, not the zoning.	done

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2.2	Inclusionary zoning to keep some % of lots affordable; workforce housing		No	Affordable housing is defined in the zoning, but no inclusionary requirements have been offered. Workforce housing allowed with a special use permit but with no specific	phase 2
2.3	multiple unit structures allowed as a special use with restrictions identified here - page 55 outlines specific standards to be included. Asks for early public input in review process.	✓	Partial	A new section on multi-family dwellings has been added to ensure compatibility of these housing types. This new section does limit to the number of acres devoted to these kinds of housing types to 5 units per parcel. The requirement that these uses are consistent with rural character is included.	done
2.6	Use Dwelling units per acre as the measurement of density, not minimum lot size		No	Minimum lot sizes kept throughout	phase 2
2.7	allow use of zero lot lines in hamlets and conservation subdivision		No	Defined but not included in any criteria or regulations	done
3.1	allow for variety of senior housing identified here - granny flats, senior group homes, CCRC, multi-family units.		Yes	Use tables reflect a variety of senior housing opportunities	done
3.2	include state law requirements for senior housing		No	Not included, but there is a section on special standards for some forms of senior housing.	done
4.1	for major subdivisions in hamlets, require sidewalks, bike friendly street design, public green space (also for subdivision law)		No	Not included in zoning. Subdivision regulations could also address this.	subd law

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Infrastrucutre					
1.1	use traffic access management in projects	✓	No	Traffic is generally included in site plan and special use, but nothing specific added.	done
1.3	Consider adequate public facilities regulations	✓	No	Not included	phase 2
3.1	minimize use of cul de sac, use grid or modified grid patterns, use T and Y designs.		N/A	Not included, but the road standards chapter (164) should address this.	phase 2
3.2	highway design standards - (subdivision law? OR Highway law?)	✓	N/A	Not included, but the road standards chapter (164) should address this.	phase 2
3.3 and 8.1	use shared driveways, rural road classification, access management , context sensitive design for new roads, see standards for traffic access management in 8.1		N/A	Not included, but the road standards chapter (164) should address this.	phase 2
3.5	subdivision - evaluate driveway placement, drainage		N/A	Not included, but the road standards chapter (164) should address this.	subd law
8.2	PB authorized to require peak hour traffic studies in Site Plan and Special Use Permit processes		Only generally	This requirement not specified, although new language included in site plan submittals does include traffic patterns.	done
9.2	bike and pedestrian use of new roads with detailed new road standards (for Highway or subdivision law)		N/A	Not included, but the road standards chapter (164) should address this. Given the referenes to biking in the Plan, the zoning should include provisions for bikes (lanes, trails, racks, etc)	phase 2

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11.1	allow for wind mills by special use permit, with site plan, with standards to protect rural and scenic character. Setbacks, buffers, etc., host community agreements	✓	No	Not included. The ZIC may have intended that lack of inclusion of wind facilities as an allowed or special permitted use means they are prohibited.	Done - need to add standards though
11.2	don't place barriers for use of zero energy homes		No	Not discussed in zoning	done
11.3	encourage use of LEED standards via density bonuses	✓	Yes	Included in the density bonus section	done
Recreation					
6.1	protect stream banks, wetlands, flood plains, ag lands	✓	Yes	Zoning requires all floodplain laws to be met. There is a section on farmland protection with rural siting guidelines. Stream banks are addressed in the EPOD 1 district but it is unclear if that section applies only to the mapped steep slope area or all streams in the town.	done
6.3	pedestrian friendly planning with sidewalks and trails included in plans		generally	Site plan and special use sections do require the reviewing board to ensure for pedestrian safety, but no specifics added.	phase 2
6.6	new greenway development and trails in new developments. Also see 6.9 for public trail interconnection to public road to be provided.		No	Not included in zoning. Subdivision regulations could also address this.	phase 2
Arts					

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1.1	pay attention to how development impacts cultural and historical character		Generally	Site plan and special use sections include review and protection of cultural and historical character. New additions have added these resources to the 'radar' of the reviewing board now.	done
	historic character				
	plan gives definition of this		Yes	definition is included.	done
1.1	add historic character to site plan review and make sure new is compatible with historic character. Provide standards for that review		Partially	Yes, site plan now includes reference to reviewing impacts to and protecting historic character. No specific standards for review given.	done
1.1	Require exterior building design standards for commercial uses consistent with traditional and historical character of area.		No	No commercial design standards included	partially done, phase 2
1.2	lot sizes and setbacks to match historic development patterns in hamlet., hamlet standards to be different from rural to maintain hamlet style	✓	Partially	The zoning always has had different lot sizes and dimensions for hamlets. Those have not changed so in essence do establish standards different from rural areas. The	partially done, phase 2
1.3	allow for long setbacks and use of flag lots to protect scenic or historic resources		No	Not included	phase 2
1.4	subdivision review - consider historic character	✓	N/A	Requires subdivision update.	subd law

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1.9	allow conversion of buildings to new uses as Special Use Permit. Ensure historic character is retained during adaptive reuse,		Partially	Conversion of buildings is not addressed. However zoning doesn't prevent conversion. Zoning does not specifically call out historic preservation during adaptive reuse. Site Plan and Special use do mention that the use must be consistent with the rural and historic character.	phase 2
1.10	define historic property to include main structure, out buildings, stone walls, barns, etc.		No	historic property is not defined although historic character is defined.	done
1.11	add new section on demolition in hamlet		No	Demolition is not addressed in zoning. It may be included in another chapter of the Town Code.	phase 2
farming					

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1.2	farm friendly zoning language, see sub sections for specifics, page 96, add in ag definitions, add ag uses to use table, add modified Site Plan Review for ag site plans as per NYS, include Right to Farm law.	✓	Partially	See Comment 6 related to modified site plan review. Ag data statement is now included. Most ag definitions now included. More ag uses now included in use tables. Town has Chapter 137 as a right to farm law already and the zoning should specifically refer to that. Not all the recommendations in the plan for farm-friendliness are included.	done
3.1	Be sure it is compliant with AML with Ag Data and Ag Disclosure notices, review for impact on agriculture via ag impact statement (page 99), review process for PB and ZBA to enhance evaluation of projects and impacts on agriculture;	✓	Partially	The Ag Data Statement is included in the draft update. The Ag Disclosure notice is not included. Section 180-54 does address the how to and need for evaluating the impacts of a development of farming. This section however, is at the end of the law and coupled with permits and administration and so seems out of place to me. The language is acceptable but for effectiveness, it needs to be moved so it is included as a standard of development review, not in administration.	done

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5.3	allow by special use permit adaptive reuse of existing farm structures (h)		No	Draft language does not specifically discuss this although it does not prohibit it either.	done
5.2	buffer of new residential developments - 200' adjacent to hamlets or more, residences to provide the buffer		Yes	Buffer is included as a requirements, but the 200' is not specified. The distance is left to be decided at the time of application.	done
natural resources					
2.2	authorize PB to reivew projects for effective site planning related to wildlife and wildlife habitats, see page 107		Partial	Wildlife included in new purpose statements, referenced in the Steep Slope Overlay, included in the EPOD 2 as an important resource to be protected. Wildlife and habitats are not specifically discussed or reviewed in Site Plan or Special Use, but both have general reference to vegetation and the environment.	done
2.2	Special protections for small wetlands and vernal pools see page 107		No	Vernal pools are not defined, nor included specifically. They may fall under the general criteria of environmental protection. See Comment 7.	partially done, phase 2
3.1	mitigate or eliminate adverse impacts on important viewsheds, see Appendix 1	✓	Yes	Contained within EPOD 2 regulations. See Comment 4.	done

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3.2	Mitigate adverse Impacts on environmentally sensitive locations	✓	generally and in EPODs	Neither site plan nor special use processes specifically instruct the Planning Board or ZBA to mitigate adverse impacts on environmentally sensitive locations. That term is not included in the definitions. As above, both review processes ask the Town to protect rural character and the environment as a broad criteria. EPOD 1 and 2 are designed to address these locations. See comments on EPODs.	done
3.3	protect views and critical environmental locations. Include regulatory controls (a through m, page 109). Include density bonuses for protection, net density, id impacts on viewsheds, use conservation subdivision or clustering, have site visits by PB to confirm, lighting controls, etc.		Partially	Some of these strategies are contained within EPOD regulations. Some of these strategies are not included such as use of density bonus for protection of views, use of net density, amended sign controls, different setbacks to protect viewsheds. The EPODs do address some of the other strategies related to lighting, erosion and sediment control, use of natural vegetation.	done

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4.3	stormwater runoff controls, incorporate soil erosion and sediment control programs included. Plan offers the specific language for inclusions.	✓	Yes	Contained within EPOD 1 regulations (Steep Slope). See Comment 3 however for concerns over applicability of these controls. It is unclear if it is only within steep slope areas or other locations in Town.	done
4.4	Control impervious surfaces, use LID, narrow pavements of roads, keep floodplains and highly erodible areas from development, setbacks from waterways	✓	Partially	Some of these standards are included in the EPOD 1 regulations. LID is not included. Road requirements likely need to be updated within Chapter 164 (Road specifications). No established setback from	done
4.10	incorporate nys stormwater rules - reference		Yes	Contained within EPOD 1 regulations	done
4.12	strengthen site plan sections so that expectations for new development related to water quality are clearly detailed.	✓	Yes	Site plan has been greatly expanded. The EPOD goes into detail on water quality. We still have to clarify if the EPOD covers just steep slope areas or all areas in Town to determine if this has been strengthened the way envisioned in the plan.	done
4.15	maintain current regs related to mining		Yes	Mining as a floating zone remains in the updated version	done

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5.2	control outdoor furnaces, prohibit burn barrels		No	These are not addressed. However, the ZIC may have assumed that since they were not mentioned in the use tables they were prohibited. That should be clarified.	phase 2
6.1 and 6.2	outdoor lighting standards, to be specific to each zoning district		No	The zoning does address the need to reduce glare and use shielded lights. No specific standards for lighting by district is included.	partially done, phase 2
6.3	reference dark sky standards		No	Not included	done
6.4	strengthen enforcement provisions.		No	See Comment 8	partially done, phase 2
7	density bonus for building green		Yes	Included in Density Bonus section	done
Plan Implementation					
1.4	allow for performance bonds, escrow, inspection fees, developer agreements, hiring consultants, costs borne by developer.	✓	Yes	These elements are in the text. Zoning refers frequently to use of escrow. Chapter 138 of the Town's law will come into play here to help establish how fees and charges are made. The zoning should referene that chapter however.	

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1.5	enhance remedies and enforcement sections for violations		Partially	As mentioned in Comment 8, these are offered but related to enforcing EPOD 1 requirements. This section still needs work in my opinion but at the least, there needs to be better coordination with Chapter 124 of the Town's code (enforcement) and a small tweak stating that the ZEO can be the CEO as they are used interchangeably here.	
2.2	submit proposals electronically		No	Not included in draft	
2.3	community input shall be incorporated early in the process - at sketch phase, more public input needed early. Related item 4.2 that also calls for a hearing early in the review process.	✓	No	The update does now require a mandatory sketch plan as part of site plan. However, it does not include any formal public input early in that phase.	
4.3	detail environmental review process and timing	✓	No	The zoning references SEQR. The reviewing board and applicant will need to refer to SEQR for the process and timing. I believe the Plan called for this policy so that the SEQR process was fully integrated into the review process.	

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4.5	public hearing notification for all property owners within 500' of project	✓	partially	new language added to hearing requirements does require notice to all abutting landowners. While this may not capture all landowners within 500', the public hearing notice is much better than currently exists.	
4.6	authorize PB and ZBA to have applicant personally attend meeting.		No	zoning does not currently require this. The zoning either doesn't address it, or specifically discusses that applicants or their agents can participate, depending on what section of zoning.	