

Proposed PUD Zones Equals Spot Zoning for Developers & Threatens Rural and Agricultural Community Character

In the near future, a public hearing will be held by the Fort Edward Town Board about a local law to allow PUD zones in the Town. The public is encouraged to attend the hearing and/or submit written comments on or before the date of the public hearing. This is your opportunity to make your voice be heard on this law! In this flyer you will find information about problems with the proposed law and its implications

- ❖ **When is the public hearing?:** Wednesday, March 21, 2007, at 7 p.m.
- ❖ **Where is the public hearing?:** Town of Fort Edward offices at 118 Broadway in the Village of Fort Edward
- ❖ **How can I get a copy of the proposed law?:** Contact the Fort Edward Town Clerk's office at 747-5212
- ❖ **Where do I submit written comments?:** Please send your comments to the attention of the Town of Fort Edward, Town Board, 118 Broadway, Fort Edward, NY 12828. Please also send a copy of your comments to Linda Miles, Town Clerk, Town of Fort Edward, 118 Broadway, Fort Edward, NY 12828.

The Fort Edward Town Board is considering adopting a new local law that would allow it to create Planned Unit Development (PUD) zones anywhere in the Town, regardless of how the current zoning code zones the land. The proposed PUD Local Law will:

- Allow unlimited density of development and allow buildings of unlimited height, anywhere in the Town.
- Allow a PUD to be created anywhere in the Town, on parcels of land as small as 20 acres, or less.
- Take control over individual projects away from the Planning Board and give it to the Town Board. The Planning Board would be reduced to an advisory capacity on all PUDs.
- Politicize the zoning process.
- Encourage suburban sprawl, and undermine the Town's Master Plan. The Town's Subdivision Regulations mandate that the Planning Board ensure that all subdivisions must be "in harmony" with the Master Plan. Under the PUD law, the Town Board would only have to "consider" the Master Plan, and could then ignore it.
- Allow motels, bars, gas stations, and junkyards in residential zones (R-1 and R-2).
- Allow shopping centers and big box stores, industry and mining, and office buildings in agricultural and residential zones (R-Ag, R-1 and R-2).
- Allow multi-family housing in zones that currently allow only single-family homes (R-Ag and R-1).

The Town Board should do an Environmental Impact Statement on the adverse impacts of this new law before voting on it.

The Town Board should not approve this local law; or else limit it to the non-residential, non-agriculturally zoned areas of the Town.

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**COMPARISON OF CURRENT TOWN OF FORT EDWARD
ZONING PROTECTIONS TO POTENTIAL RESULTS OF PROPOSED PUD ZONING**

	R–Ag Zone	R-1 Zone	R-2 Zone	PUD
Density	2 to 4 lots/ acre	2 to 4 lots/acre	2 to 4 lots/acre	Unlimited density
Maximum Height	2-1/2 stories (30')	2-1/2 stories (30')	2-1/2 stories (30')	Unlimited height
Multi-family Residences	Prohibited	Prohibited	Allowed	Allowed
Office buildings	Prohibited	Limited	Limited	Allowed
Industry and mining	Prohibited	Prohibited	Prohibited	Allowed
Retail, including shopping centers and big-box stores	Limited	Prohibited	Prohibited	Allowed
Motels	Allowed	Prohibited	Prohibited	Allowed
Bars/restaurants	Allowed	Prohibited	Prohibited	Allowed
Gas/service stations	Allowed	Prohibited	Prohibited	Allowed
Junkyards	Allowed	Prohibited	Prohibited	Allowed

This flyer was prepared by the citizens' group Do It Right, based in Fort Edward, and Southern Adirondack Audubon Society. Do It Right group organized because of its members' concerns about the proposed Killian's View 327 or 360 lot subdivision project, located on Killian Lane off of State Route 197. If you have any questions about this flyer, the proposed PUD law, or anything related to the Killian's View project, or if you are interested in finding out more about and/or joining in the efforts of Do It Right, please contact Ken Brownell at kbbrownellelectric@wildblue.net or Jim Durrler at 747-5958.