

MEMORANDUM

To: Board of Trustees

From: Planning Board

Re: Proposed Local Law C of 2023 – MPSO Zoning Amendment

The Planning Board reviewed the proposed Zoning Amendment in accordance with §295-157E(2) at its meeting on December 21, 2023. The Board reviewed the proposed text and asked questions of the Petitioner, the Village's planning consultant, and counsel, discussed the proposed law and heard comments from the public. The Board also went through each of the specific items set forth in §295-157E(2)(a) and (b).

After hearing the comments and completing its discussion, the Planning Board unanimously recommended the Board of Trustees move ahead with the adoption of the Zoning Amendment. Some of the specific reasons included consistency with provisions of the Comprehensive Plan for large tracts, the economic benefits of the use, the addition of a use with tax generation and no impact on the schools, the applicants agreement to providing programs for the schools and internships and job opportunities.

One comment on the text that the Board desired to pass on was that some members of the Planning Board did not believe there was a need to limit the number of productions to two at a time, that it was not really needed as a zoning provision, and they felt that by eliminating that restriction perhaps it could open up the ability for the studio to house smaller local productions. Some members of the Board felt this should be a business decision for the owner and not a zoning issue.

Importantly, the Board acknowledged the recommendation is specific to the proposed zoning text and its position that the text as presented provides the necessary safeguards for the proposed use. The Board made clear that it does have comments specific to the site plan, and looks forward to the opportunity to address issues relating to the site plan after the adoption of the Zoning Amendment is complete.