

Current text for Density in PUDD (138-26 (B) (6) page 109:

Density. Where planned unit development techniques are deemed appropriate through the rezoning of land to a planned unit development district by the Town Board, the set of use and dimensional specifications elsewhere in this chapter are herein replaced by an approval process in which an approved plan becomes the basis for continuing land use controls. The Town Board, after recommendation of the Planning Board, shall determine in each case the appropriate land use intensity and/or dwelling unit density for individual projects. The determination of land use intensity or dwelling unit density shall be thoroughly documented, including all facts, opinions and judgments justifying the selection.

Optional Text (in red) for Density in PUDD to tie PUDD and TDR based on Kelly's question at to the Town Board Meeting:

Density. Where planned unit development techniques are deemed appropriate through the rezoning of land to a planned unit development district by the Town Board, the set of use and dimensional specifications elsewhere in this chapter are herein replaced by an approval process in which an approved plan becomes the basis for continuing land use controls. The Town Board, after recommendation of the Planning Board, shall determine in each case the appropriate land use intensity and/or dwelling unit density for individual projects. The determination of land use intensity or dwelling unit density shall be thoroughly documented, including all facts, opinions and judgments justifying the selection. **When a PUDD application includes a request for an increase in either residential density or in commercial square footage above that which is allowed in the existing zoning district, such additional density or square footage shall be approved only through application of the Town of Ballston Transfer of Development Rights (138-120).**

Rationale – some PUDD's that are to change a use or reuse existing buildings would not need to participate in the TDR program. Those PUDD requests that want additional residential density or added commercial space can get that density by participating in the TDR program. This specifically ties PUDD and TDR together and the Town will see maximum benefits from both development and protection of farmland and open space. This option would result in a PUDD that gets density bonus as per the TDR and farmland protection.