

Town of North East  
Zoning Review Committee  
NorthEast-Millerton Library Annex  
September 8, 2020

Present: Edie Greenwood, Dale Culver, Bill Kish, George Kaye, Dave Sherman, Ed Downey  
Absent: Julie Schroeder  
Guest: Chris Kennan

The Chair called the meeting to order at 7:00 pm.

The committee discussed its Zoom interview with Will Agresta which took place on August 26, 2020. It was unanimously decided to recommend that Will Agresta of Matthew D. Rudikoff Associates be retained by the North East Town Board to act as the planning consultant to the ZRC. Below is the recommendation submitted to the Town Board at its September 10<sup>th</sup> meeting.

**Zoning Review Committee Report to the North East Town Board– September 10, 2020**

The ZRC has reviewed proposals from three planners and recommends the Town move forward with Will Agresta of Matthew D. Rudikoff Associates. Will has acted as the North East Planning Board's consultant for many years and is most familiar with our current land use codes. Below is a list of issues we ask the Town Board to address to help us with our assignment. This section is followed by priorities we propose sending to Will with a request that he develop an agreement outlining the specific service scope, schedule, and associated budget costs. The ZRC seeks your approval to begin drawing up a contract with Matthew D. Rudikoff Associates.

**Broad issues to be addressed by the Town Board**

1. Continue an active dialogue between the Town and Village on the housing, commercial development and infrastructure goals stated in the 2019 adopted joint Comprehensive Plan.
2. Establish an Economic Development Committee.
3. Reestablish an Agricultural Advisory Committee.
4. Hold a joint Town/Village public meeting to review the status of the High Priority items outlined in Table 1 and Table 2 (p 73-76) of the adopted 2019 Comprehensive Plan.
5. Request the Town Board reach out to the Village for permission to invite Tighe & Bond to make a presentation regarding the full buildout of their sewer study at a future meeting of the ZRC once a planning consultant has been retained.
6. Request that the current standing Solar, Sign & Wind Committee be encouraged to deliver their work to the Town Board for inclusion of that Committee's work into our current zoning code.

**Zoning Review Committee proposed work items**

**Zoning priorities**

1. Define a vision for the Boulevard District, preferably with input from an Economic Development Committee.

2. Create a chart of current uses by Current District, uses to be deleted, uses to be added, Current District boundaries & proposed change to the District's boundary line. Continue the chart to include new uses.
3. Review, update and add new definitions (e.g. short-term rentals.)
4. Evaluate the Highway Business District on north Route 22.
5. Evaluate zoning districts immediately adjacent to the Village with the goal of increasing density to encourage affordable housing development.
6. Evaluate A5A district provisions to assess if they help or hurt the maintenance of agricultural land use.
7. Create overlay districts for aquifer recharge areas, critical agriculture/farmland resources, critical habitat, wildlife corridors, scenic view sheds along highway corridors/rail trail and other environmental resources.
8. Update the LC District boundaries with current data.
9. Develop purpose a statement for each zoning district.
10. Evaluate and clarify violation procedures.
11. Assess the use of performance zoning in specific situations (e.g. Home occupation, view sheds.)
12. Develop zoning regulations to fit the land as it exists.

#### **Subdivision priorities**

1. Address development segmentation needs.
2. Find a way to eliminate flag lots in subdivisions.
3. Review, update and add new definitions (e.g. clarify minor subdivision.)
4. Update the process timeline to better align with what works at the Planning Board.

#### **Administrative factors**

1. Identify source for updated flood maps.
2. Identify a resource to generate design illustrations in the code as suggested in the Comprehensive Plan.
3. Provide mapping by means of transparencies of all constrained land (e.g. flood plains, wetlands, steep slopes, prime agricultural land, land restricted via conservations easements etc.)

The meeting was closed at 8:15 PM.

Submitted by,

Edith Greenwood