

NORTH EAST ZONING REVIEW COMMITTEE WORKSHOP MINUTES

April 26, 2021

The Town of North East Zoning Review Committee meeting took place on Monday, April 26, 2021 via Zoom at 3:30 PM. Board members present were Chair Edie Greenwood, Ed Downey, Bill Kish, Julie Schroeder, and Dave Sherman. Absent: George Kaye and Dale Culver.
Guest: Sam Busselle.

Chair Greenwood opened the meeting by reporting that between Dutchess Land Conservancy (6,057 acres), the Taconic State Park (1,217 acres) and Mount Riga Inc, (429 acres), 28% of the 43.2 square mile town of North East is currently owned by NYS or held in conservation easements.

The remainder of the meeting was used to develop the attached chart which was a review of all the current districts. Additional comments and questions regarding various districts are as follows:

BD-W and BD-E

Dave Sherman - Need to revisit the uses in the BD - W in conjunction with Village compatibility. He will send additional written comments.

HB III

Dave thinks it will need buffering given the residential component. Ed thinks the newly opened extension of the Rail Trail needs to be considered when developing uses.

MA

Ed - Need a careful review of uses to allow higher tech campus. Julie questioned where you could put it without a floating or overlay district. How to protect against being labelled spot zoning. Thinking about the area south on Rt 22 below Downey Rd.

A5A

Increasing lot size not seen as worth pursuing. Bill - Should we be flagging issues that will probably be addressed in the subdivision regulations here? Julie pointed out churches and kennels have caused issues and should possibly be eliminated.

R1A

Julie - Currently too big and need to redraw the district. Ed - Need to expect pushback from the community at reducing the size of this district. Bill – Encourage multifamily development in this district.

R20,000

Consider rezoning BD 4 to R20,000. Bill – Can it be zoned so it must be developed as multifamily? The idea of requiring a minimum density. Ed - When communities decide they need affordable housing the process is a combination of bringing together town government, non-profit and regional entities, subsidized financing and private sector investment to make it happen. The role of zoning is to allow it to happen. He suggests we find examples of other towns who have succeeded in providing affordable housing and see how they did it. Ed mentioned the situation where a 5-acre parcel, zoned R20,000 with municipal water is now being developed as a single-family home. How can our zoning code be written to not let this happen?

Public Comment:

Sam Busselle sees the need for mixed use/mixed income housing with amenities. He talked about social equity and reiterated the tremendous need for affordable housing and supports the need to do a build out analysis. He urged us to talk to developers and suggested we look at Woodstock Commons.

Meeting ended at 5:15 pm.
Respectfully submitted,
Edith Greenwood, ZRC Chair

Chart developed at the April 26, 2021 ZRC Workshop meeting

District	Current Purpose	Eliminate or Change?
BD1-6	General retail business district, divided into six different zoning districts to allow finer control of uses.	Change. Will become 2 districts, BD-W and BD-E, where the Western side (divides at Kelsey Brook) will be a village extension with retail and small service uses, and the Eastern side will provide for larger uses and more automobile focused activities. Consider removing BD-4 from blvd and placing into high density residential. Consider reducing depth of area currently known as BD-6. Also BD-5 due to wetlands.
HB-III	"Catch-all" for commercial activities that don't belong in Village or Boulevard	Consider expanding the footprint of this district, potentially up to Sawchuck Rd. Come up with a new name (Irondale Business District?). Possibly add very light industry, workshops, body shops, etc. Keep residential/commercial compatibility in mind, wetlands & Rail Trail.
M	Envisioned as a heavy industry zone that never materialized.	Eliminate. Types of uses anticipated are not likely to develop and seem to be contrary to comprehensive plan.
MA	Provides a home for Harney Tea (successor to Hipotronics)	Keep as-is - Update uses and standards, accounting for changes of ownership and other applications. Also research spot zoning concerns in case other applications for MA zoning arise.
A5A	Agricultural and residential use. Large parcels.	Update / expand (and restrict) use table. Discussion to be had about larger developments, particularly "high-end" developments. Belongs in Subdivision regs?
R3A	An "intermediate density" residential district based on perceived demand at the time current zoning was developed.	Eliminate. Merge into A5A (and/or smaller districts) Current and future demand seems to be for either larger parcels or much smaller ones. 3 Acre zoning does not appear to support goals of comprehensive plan.
R1A	Envisioned as a medium-high density zone that would exist North of the village.	This area is problematic. There are high quality ag lands that need protecting by line adjustments. Perform a build-out analysis to help address concerns that we are eliminating useful 1A zoning. Increase density where water/sewer are available.
R20000	Higher density development, however has not been developed that way.	Look at higher density zoning for at least part of this. Taking into account the availability of water and sewer. Can this be accomplished? Needs to be discussed with housing experts.
LC	A district intended to account for different types of water resources. Either to protect the water resource, or to prevent development in floodplains.	Change to overlay. We need updated floodplain data before we can get into the details.