

NORTH EAST ZONING REVIEW COMMITTEE WORKSHOP MINUTES August 23, 2021

The Town of North East Zoning Review Committee meeting took place on Monday, August 23, 2021, at the North East Town Hall at 3:30 PM. Committee members present were Chair Edie Greenwood, Ed Downey, Bill Kish, Dave Sherman, George Kaye and Julie Schroeder. Dale Culver was absent. Guest: Sam Busselle, Chris Kennan, Meg Winkler, and Ralph Fedele

Chair Greenwood opened the meeting by asking the Committee if they wanted to clarify its position on antique stores in the Boulevard Districts. It was decided that antique stores should be a permitted use in both BD-E and BD-W under General Merchandise Retail.

Consensus was that there should be no outdoor retail in BD-W but that it could be allowed in BD-E. Standards are important to allow outdoor retail in BD-E.

General Repair Businesses: Kish feels any repair business that does not require outdoor storage should be permitted. He is to provide a more detailed description for General Repair and a separate definition for Maker Spaces.

Committee agreed that we would include an example list is the General Merchandise Retail definition and not try to create an exhaustive list of possible uses. Sherman wanted clarification on Will's comment regarding an accessory component to a larger use.

Should Shopping Center, a permitted use now be on the Retail list? Is Shopping Center an obsolete term that is covered in another way? Would want size limitations in BD-W.

Review of HD-III (Irondale Business District)

Appliance Service and Repair: Seems same as General Repair.

Automotive: Need Motor Vehicle repair to be separated from Automotive Sales.

Bank or Financial Institution: Eliminate as a use in HD-III.

Building Materials Sales: It was noted that many of the uses in HB-III seem to mirror the uses we have in BD-E. It was agreed this makes sense.

Downey noted the one difference is proximity to the Rail Trail and asked if we would want to encourage businesses that support Rail Trail users. Question was raised as to if the county wants to encourage Rail Trail users to leave the trail at will. Need to ask the county for their input.

Commercial Greenhouse & Plant Nursery, including Office and Sales Yards: Considered agriculture. Does it need to be in a commercial district?

Construction Equipment Sales and Rental: More appropriate in HB-III than in BD-E.

Data Centers: Kish explained how resource intensive these operations are. They need large amounts of energy and cooling towers which would use water or geothermal technology. The Committee decided this use in North East was highly unlikely. The Committee decided we would not include Data Centers as a use in either HB-III or Light Industrial (M-A).

Drive-in Business, including Drive-in Outdoor Theater: No need. Do not include.

Dwelling, Semidetached etc.: As in the Boulevard Districts, we want to allow accessory dwellings in the HB-III above businesses.

Farm Machinery Sales and Rental: Should be combined with Construction Equipment Sales and Rental.

Manufacturing: Should be allowed. Question if this use should also be allowed in BD-E as well.

Mobile Home Sales: Obsolete term. No need to include it as a permitted use.

Motor Freight Terminal: No need. Do not include as a permitted use.

Tradesman Office: Add Shop to Tradesman Office use.

Public Utilities Installation: Allow them in every district but with updated standards.

Quarrying of Stone, Sand and Gravel: Not allowed now. Leave as is.

Radio or Television Transmission Facilities: Kish says they are no longer relevant. What we might see are services that provide internet connectivity so we should define cellular.

Recreation In-door: Allowed in BD-E so allow in HB-III.

Retail: Eliminate the following uses in HB-III:

Beverage & Liquor Stores

General Merchandise Retail (protect Village businesses and reduce high traffic volume)

Grocery Store

Laundry

Pharmacy

Restaurant: Apply what we decide in BD-E to HB-III. May need to be refined.

Salesroom or Shop of a Builder, contractor or Artisan: Should be allowed with site plan approval.

Storage of Alcohol, Gasoline, Crude Oil etc.: Kish wants it to be taken out. What is exists now would be grandfathered. Schroeder emphasizes we need time to transition. Ask Will for advice as to the best way to proceed.

Transportation Terminal: No one sees a need. Take out as a permitted use.

Warehouse, Self-Storage: Allow with size limitations, standards and site plan approval.

Warehouse, Commercial Storage Buildings: Allow with size limitations, standards and site plan approval.

Wholesale and Distribution Business: Has been problematic. Need definitions.

Kish requested we put a discussion of how to allow adaptive reuse of existing buildings on our list of topics.

A discussion of expanding the area of HB-III north to Sawchuck Rd was examined. Currently this area is a combination of residential and non-permitted/grandfathered businesses. The expansion of the HB-III boundaries needs to be considered in the future.

Public Comment

Meg Winkler – She is against allowing Gas Stations if we are mirroring BD-E uses. We confirmed that was not a use being considered in HB-III. She also wanted to be on the record as being against the storage of any highly flammable substances other than at the highway garage. Meg also wants to encourage residential development rather than seeing self-storage in the HB-III district.

Sam Busselle – Instead of using the term affordable housing, Sam would like the housing topic referred to throughout our code as “**the creation of a range of housing opportunities, price levels and choices to accommodate a variety of age and income groups and residential preferences; and the creation of greater opportunities for traditional community living**”. This language came from the Rhinebeck code.

Ralph Fedele – He supports and encourages further discussion of adaptive reuse of existing structures.

Meeting ended at 5:00 pm.

Respectfully submitted,
Edith Greenwood, ZRC Chair