

NORTH EAST ZONING REVIEW COMMITTEE WORKSHOP MINUTES October 25, 2021

The Town of North East Zoning Review Committee meeting took place on Monday, Oct 25, 2021, at the North East Town Hall at 3:30 PM. Committee members present were Chair Edie Greenwood, Ed Downey, Dave Sherman, Bill Kish and Julie Schroeder. Dale Culver and George Kaye were absent. Guest: Sam Busselle, Chris Kennan, Griffin Cooper and Meg Winkler.

Chair Greenwood opened the meeting with a correction to the Minutes of October 11, 2021. The discussion of GAS STATION should read as follows:

GAS STATION

An establishment for the retail sale and dispersal of motor vehicle gasoline via outdoor dispensers and other motor vehicle fuels, oil and typical motor vehicle accessories.

Definition provided by Bill Kish that should be used. "An establishment for the retail sale and dispensing of gasoline or other combustible motor vehicle fuels via outdoor dispensers."

ENTERTAINMENT

ART STUDIO AND GALLERY

An establishment where an artist (an individual who practices one of the fine, design, graphic, musical, literary, computer or performing arts; or an individual whose profession relies on the application of the above-mentioned skills to produce creative product, i.e., craftsman, photographer, etc.) produces and/or displays their work, including the ancillary sale of such. Associated temporary exhibit display (not for purposes of promoting retail sales) outdoors with a duration of 30 days or less in a twelve-month period may be accommodated, provided same does not conflict with driveways, parking areas or walkways, site landscaping and buffers, and is respective of applicable minimum yard areas.

ARTISAN WORKSHOP

HOW IS THIS DIFFERENT THAN ART STUDIO?

Artisan workshop produces items that may not qualify as art e.g., furniture maker.

Determination: Combine Art Studio and Artisan Workshop in one definition and break out Gallery in a separate definition.

ZRC questioned the "30 day" outside display language. Is this limitation needed? Can it be handled in standards? Could we require a Special Permit for permanent outside display?

FARMERS' MARKET

Any building, structure or place owned by a municipal corporation or under lease to or in possession of a public or private agency, used or intended to be used by two or more producers for the direct retail sale to consumers of farm and farm produced food and beverage products and as further defined and described in Article 22 of the Agriculture and Markets Law of the State of New York, as permitted by § 180-69 of this chapter.

Acknowledge this is a rework of what we already have in the code. Question if it could be further shortened or if it needs to be expanded to comply with Article 22. A proposed definition from 2001 changed the beginning to "A public building, structure or place intended to be used" Should only be allowed in the commercial districts. What can we define that reflects what we have? Should we consider changing the name to circumvent Ag & Mkts? Can we add limits e.g., products produced within a 100-mile radius?

INDOOR RECREATION

A facility providing indoor facilities for recreational activities, health and fitness activities, sports, sports training, swimming, cross-fit, bowling, or similar activities, including related instruction, for a fee, with or without membership, and accessory sales of apparel and sports related items covering no more than 5% of the principal floor area.

Remove cross-fit from definition as it is a trademark name and is covered in health and fitness activities.

OUTDOOR RECREATION

A facility providing outdoor facilities for recreational activities for a fee, with or without membership, excluding any motorized **vehicle** activities or shooting activities.

Should add “vehicle” after motorized. Does this preclude renting farmland for hunting? Can we add “This is not to intended to cover hunting on private lands.”

Need to develop performance-based standards to prevent excessive noise, odor, light pollution etc.

PASSIVE OUTDOOR RECREATION

A facility providing recreational activities which result in minor environmental intrusive use of land such as picnicking; walking, biking, horse and hiking trails; cross-country skiing; natural pond or lake swimming, fishing, ice skating and non-motorized boating; bird and nature observation; educational study and exploration activities; or similar social and leisure activities.

Make structures subject to special permits and site plan review. Where would a golf course go?

MAKERSPACE

A collaborative indoor workspace for making, learning, exploring and sharing with a hands-on focus and creation of technology, art and/or practical construction of objects, software and media. Makerspaces may also provide facilities for do-it-yourself repairs of various types of devices, providing access to a variety of tools and equipment to facilitate same. Makerspaces help prepare persons with skills in the fields of science, technology, engineering and math (STEM) by providing hands on learning, help with critical thinking skills and boosting of self confidence. Some examples of the skills that are learned **practiced** in a makerspace pertain to electronics, 3d printing, 3D modeling, coding, robotics, woodworking or similar.

Remove the third sentence to shorten definition. In the last sentence replace learned with “practiced”.

MUSEUM

An establishment operated as a repository and/or exhibit for a collection of literary, historical, natural or scientific curiosities or objects of interest, or works of art, and arranged, intended and designed to be used by members of the public for viewing, with or without an admission charge, including the holding of meetings or seminars in the promotion and education of the exhibited items, as well as limited accessory sale of related materials contained in an area not exceeding 5% of the gross floor area of the principal building. Associated temporary exhibit display (not for purposes of promoting retail sales) outdoors with a duration of 30 days or less in a twelve-month period may be accommodated, provided same does not conflict with driveways, parking areas or walkways, site landscaping and buffers, and is respective of applicable minimum yard areas. Specifically excluding the regular sale or distribution of the objects collected or exhibited.

We question as previously, if the “30 day” outside display language is needed.

HOTEL

~~A building or group of buildings in which there are 12 or more rental sleeping rooms and which may also include dining rooms, kitchens, serving rooms, ballrooms and other facilities and services intended primarily for the accommodation of its patrons.~~

An establishment providing for a fee, short-term (less than 30 consecutive days) transient lodging accommodations (maid room cleaning service, furnishing and upkeep of furniture, bed and bath linens and supplies, telephone, television, internet and similar) to the general public where access to all guest rooms is from interior lobbies, courts or hallways, may include incidental accessory facilities and services such as restaurants, meeting rooms, sundry retail goods, and recreational facilities primarily serving the transient guests of the hotel. RECONCILE WITH COUNTRY INN §180-40

Suggested changing maid service to “room cleaning service”.

MUNICIPAL USES

TOWN OF NORTH EAST FACILITIES

Buildings, structures and land uses owned, leased or otherwise under the control of the Town of North East.
No comments.

OFFICE

BUILDER OR CONTRACTOR SALESROOM OR SHOP

HOW IS THIS DIFFERENT FROM TRADESMAN OFFICE AND SHOP?

OFFICE, CONTRACTOR, BUILDER, TRADESMAN and WORKSHOP

The office and or workshop of an electrician, plumber, painter, carpenter, general contractor, heating, ventilating, air-conditioning contractors, refrigeration contractors, roofing contractors, and other such construction occupations, including vehicle parking, but all storage of materials, equipment and supplies shall be within a building. The definition of “tradesman office and shop” does not include vehicle fueling facilities; a building contractor's business or storage yard; waste/refuse haulers or haulers of chemical, flammable or hazardous materials; a mason, landscaper or excavator contractor.

The two should be combined. Should define what showroom space is allowed. Possibly limit the space (e.g. 5%) that can be used as a display area. Change the name to Office, Contractor, Builder and Tradesman.

OFFICE

A room or group of rooms in a building in which the affairs of business, profession, service industry or public institution are conducted, typically furnished with desks, tables, chairs, files, computers, telephones, and other related equipment.

OFFICE BUILDING

A building consisting of one or more offices.

OFFICE, BUSINESS

An office for the transacting of executive, administrative and clerical functions in the conduct of a business.

All fine.

OFFICE, PROFESSIONAL

An office for a member or members of a recognized profession (licensed or holding an advanced degree) maintained for the conduct of that profession (i.e., architecture, landscape architecture, land use planner, engineering, accounting, law, or similar).

What is the difference between Office, Business and Office, Professional? Decided to take out Office, Professional.

OFFICE, MEDICAL and/or DENTAL

CLINIC, DENTAL

~~A structure designed for the practice of dentistry, in which nonresident patients are treated.~~

An office for physicians, dentists or other licensed medical practitioners for the examination and treatment of persons solely on an outpatient basis.

Fine

To discuss Office Parks at our next meeting

Public Comment

Meg Winkler – Speaking for Sam Busselle, he has offered to provide definitions for additional types of definitions for Dwellings. She advocates for providing housing behind a commercial building. Meg was reminded that Will told us this would change the parking requirements.

She then asked when the ZRC would be reviewing the agricultural districts as she knows several farmers who want to be part of that process. Meg was told the ZRC is not able to give her an answer but is aware of certain farmers interest and will keep them informed when we get to agriculture.

Meeting ended at 4:55 pm.

Respectfully submitted,
Edith Greenwood, ZRC Chair