

NORTH EAST ZONING REVIEW COMMITTEE WORKSHOP MINUTES December 6, 2021

The Town of North East Zoning Review Committee meeting took place on Monday, Dec 6, 2021, at the North East Town Hall at 3:30 PM. Committee members present were Chair Edie Greenwood, Ed Downey, Dave Sherman, Bill Kish, Julie Schroeder, Dale Culver and George Kaye. Guest: Sam Busselle, Meg Winkler, Chris Kennan, Ralph Fedele and Tom Parrett.

Chair Greenwood opened the meeting and turned it over to Bill Kish to show the GIS mapping he has developed on Google Earth Pro, a program that can be downloaded for free. This program is good for viewing information but does not allow you to draw maps. The data sets he has imported have come from the Dutchess County Planning GIS department and Hudsonia. It was helpful to have the ability to zoom in on specific districts or parcels and add layers of different criteria.

We need to get definitions of the various data sets; determine how current the data is, and we need to obtain topographical line information. Edie Greenwood will follow up with Devin Rigolino of the DC County Planning GIS department.

All agreed this was useful information for both the Planning and Zoning boards and it was suggested it be required as part of both boards' application process.

The Committee moved on to finish the discussion of the definitions. The following were crafted for Will's comments.

INDUSTRY, LIGHT

An establishment engaged in the assembly, fabrication, manufacture, packaging and incidental storage of products made predominantly from previously prepared materials, as well as the research and development of said products, which results in little or no impact on the natural environment.

This definition was developed by Will Agresta and the ZRC assumes their request to add environmental standards to the code is doable. Bill Kish asked for a definition of "previously prepared materials."

Kitchen, Commercial (AKA shared-use kitchen, commissary kitchen, incubator kitchen)

A Commercial kitchen is a ~~certified~~ **Department of Health approved** kitchen space in which individuals, **caterers**, or businesses prepare value-added food products and meals. ~~usually paying an hourly or daily rate to lease a space shared by others.~~ Commercial kitchens provide facilities where chefs, bakers, caterers, and other culinary professionals can prepare their goods. ~~legally while providing scheduling and budgetary flexibility to suit the needs of small businesses.~~ A Commercial kitchen does not include public facilities for consumption of the food products prepared on the premises.

The committee modified Bill's definitions.

MEDICAL CLINIC

An establishment providing short-term, primarily in-patient care, treatment, and/or rehabilitation services for persons recovering from illness, injury, or surgery who do not require continued hospitalization, excluding drug and alcohol dependency treatment.

The committee was confused. Is this a Rehab facility? Should it be "out-patient" instead of "in-patient"?

Bill found the following definition which the ZRC modified.

Clinic, Medical

An office building or group of offices for persons engaged in the practice of a *licensed* medical or dental profession or occupation. A medical clinic does not have beds for overnight care of patients but can involve the treatment of outpatients. A “medical profession or occupation” is any activity involving the diagnosis, cure, treatment, mitigation or prevention of disease or which affects any bodily function. ~~but does not include chiropractic and massage treatment and services.~~

Question for Will. Do we need two definitions here? What we want is to allow an urgent care facility. Does the definition for MEDICAL RADIOLOGY/DIAGNOSTIC LAB cover an urgent care facility? If so, should this definition be renamed?

Public Comment

Sam Busselle distributed a draft Boulevard District (he sees no need to have two districts) Purpose statement to the ZRC.

He proposes the current BD 4 district be put back into the BD. He advocates that more forms of affordable housing be allowed in the Boulevard District. Sam stresses the need for walkability, bike paths, and landscaping to make an attractive streetscape. He suggests small outside public spaces be incorporated into larger projects.

Meg Winkler advocated that a definition of Mixed-use dwelling taken from the Ancram code be added to our code.

MIXED-USE DWELLING: A Residential dwelling located in the same building that contains nonresidential uses. All nonresidential uses in a mixed-use dwelling shall front the street.

The committee plans to get Will’s input as we determine what we want the LC District to be.

Ed Downey drew up the attached chart to begin thinking about the risks that this district needs to manage and why.

Meeting ended at 5:00 pm.

Respectfully submitted,
Edith Greenwood, ZRC Chair