

NORTH EAST ZONING REVIEW COMMITTEE WORKSHOP MINUTES January 24, 2022

The Town of North East Zoning Review Committee meeting took place on Monday, Jan 24, 2022, via Zoom at 4:30 PM. Committee members present were Chair Edie Greenwood, Ed Downey, Dave Sherman, Bill Kish, Julie Schroeder, Dale Culver and George Kaye.

Guest: Sam Busselle, Chris Kennan, Lana Morrison and Mary Lynn Kalogeras.

Chair Greenwood opened the meeting and turned it over to Bill Kish to show the GIS mapping he has developed on Google Earth Pro. We looked at 100-year flood plain which is used for the Town's Flood Insurance Rate Map administered by FEMA; the 500-year flood plains; and the floodway which is the area where the velocity during flooding is considerable and impediments to the flow of water are not allowed. Will directed us to Chapter 95 in North East code entitled Flood Damage Prevention.

The ZRC discussed using mapped districts for water features and using overlays for other features we want to protect. An alternative is to use overlay districts for everything we want to protect. Dutchess County is working on a natural resource inventory which should be available by 2023.

Chair Greenwood acknowledged there is much more work to be done on protecting natural features in the Town, but now we need to focus on the natural resources in the commercial districts. Ed Downey summarized where we are with regards to the commercial districts. The two areas of concern are wetlands and flood plains. He proposed we create an overlay for these resources in the commercial districts. When we get to the rest of the Town, we will discuss adding additional overlays. **The Committee agreed we should start by including both NYS and Federal wetlands in the draft overlay district for the commercial districts.**

ZRC will recommend that the Town update Chapter 95 of the current Town law to include referral to the Planning Board for applications involving parcels affected by the Flood Damage Prevention law.

The Committee moved on to finish the discussion of the draft uses in the commercial districts

Municipal Uses - Would like to have language that requires an advisory review by the Planning Board.

Remove Manufacturing from the Irondale Business and M-A districts as allowable uses will now be defined as Light Industry.

The only allowable use under Restaurant in Irondale Business should be Caterer/Commercial Kitchen.

Warehousing, Self-Storage – Allowed in Irondale Business and should require a special permit.

Office – Agreed to leave as a use in both Irondale Business and M-A.

Public Comment

Mary Lynn Kalogeras stressed the importance of protecting our natural resources throughout the Town and urged us to do nothing to destroy the habitat we currently have. Hudsonia should be our primary advisor when defining our natural resources. It is critical that we preserve habitat interconnectivity and preserve breeding grounds for many creatures. Business is not as important as the environment.

Meeting ended at 6:15 pm.

Respectfully submitted,
Edith Greenwood, ZRC Chair