

## TOWN OF NORTH EAST ZONING REVIEW COMMITTEE MINUTES January 16, 2023

The Town of North East Zoning Review Committee meeting took place on Monday, January 16, 2023, at the North East Town Hall, located at 19 North Maple Avenue, Millerton, New York at 4:30 PM. Board members present were Chair Edie Greenwood, Dave Sherman, Julie Schroeder, Dale Culver and Bill Kish. Also in attendance were Will Agresta, Chris Kennan, Lana Morrison, Sam Busselle, Kathy Chow, Rich Stalzer, Mimi Ramos, Paul Bengston and Rob Cooper.

### **Site Coverage Diagrams presented by Will Agresta – attachment attached**

The **diagrams assume sewers** and are based on coverage of a hypothetical 1.5-acre buildable site at 50%, 60% and 80% site coverage with 50%, 40% and 20% green space respectively.

- Assuming building coverage of 17.5% (11,400 sf footprint based on a 95ft x 120ft structure), therefore 2 stories equates to 22,800 ft.
- Assuming first floor retail, commercial space and the second-floor apartments
- Parking requirements of 5 spaces per 1,000 sf of the ground floor and 2 spaces per average 1,000 sf apartment results in 77 spaces
- This results in site coverage of 60% and green space of 40%

It is hard to increase the building coverage as parking requirements max out the site.

The committee agreed 60% coverage would work for the smaller properties on the BD West north side. It was determined the site coverage should be decreased to promote the use of incentive bonuses thereby encouraging rear lot interconnectivity, parking easements, and promoting second floor housing. **Putting 40% site coverage “as of right” in the code for BD West north side was agreed to by the committee.** We need clear concise language when outlining the incentives so we can achieve our goals.

Culver stressed the **importance of parking standards** and stated we want to minimize pavement and maximize green space. We need to find the right balance to encourage commerce but not over build parking.

Greenwood asked if wetlands would be considered green space. Agresta commented that it could be, but we would want green space to break up parking and areas around the building.

Kish asked if we should decrease the building coverage for larger lots. Agresta noted that this will decrease the size of the building.

Kish asked about multi use building. Agresta stated different uses result in different parking requirements. Sherman suggested a parking schedule for different uses should be part of the code. Agresta noted that due to lack of public transportation, we are an auto dependent community.

Kish commented that reducing the parking standards could be used as an incentive and could result in reducing the need for full parking buildouts. Culver asked if there were financial incentives through assessed values or the tax system that can be used as incentives.

### **Discussion of Parcels on BD West south side**

Kish suggested we allow more green space and keep a more open feel on the south side as it is the gateway to our rural business area. **It was agreed that we should start with 50% site coverage.**

A group will work on a diagram of the south side for the south side for our next meeting.

## **Lighting Standards**

No additional comments were received regarding the January 4, 2023, working draft of the lighting standards. There are a number of legal questions that Chair Greenwood will send to the ZRC's attorney, Dave Everett.

Dave Sherman suggested it would be useful to see what the various footlight candles look like. To do this we need a light meter which we will try to borrow. An alternative would be to have the Town purchase a light meter. The estimated cost is \$200.

## **Landscaping**

A model landscaping code had been circulated with suggested references to other area landscaping and design code sections. Culver suggested that this information be sent to the Planning Board for comment and feedback. An additional review by the CAC was suggested following comments from the Planning Board.

## **Sign Law**

Schroeder is working with Dutchess County Planning and Kish to develop a draft sign law code to circulate to the committee.

Greenwood asked Will to continue to work on a chart of parking requirements for various uses which will be circulated to the committee.

## **Public Comment**

**Sam Busselle:** Busselle highlighted the importance of purpose statements in the code. He suggested we look at the Rhinebeck code's statements as good examples.

**Rob Cooper:** Kish asked what incentives Cooper, as a property owner in BD West north side, would like to see. Cooper spoke of the constraints he faces not having sewer. Cooper is in favor of interconnections and parking easements. He mentioned he has deed restrictions that may preclude his ability to provide housing.

**Paul Bengston:** Bengston suggested the ZRC require interconnectivity on the north side. Agresta did not think this could be done but suggested it be a question for our attorney.

Chair Greenwood adjourned the meeting at 5:55 PM. The next meeting will be held on February 6, 2023.

Respectfully Submitted by

Edith Greenwood - ZRC Chair