

TOWN OF NORTH EAST ZONING REVIEW COMMITTEE MINUTES April 3, 2023

The Town of North East Zoning Review Committee meeting took place on Monday, April 3, 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, Dale Culver, Julie Schroeder, and Bill Kish. Also in attendance were Will Agresta, Chris Kennan, Lana Morrison, Sam Busselle, Paul Bengston, Laurie Kerr, Rich Stalzer, Andrew Stayman and Kathy Chow.

Chris Kennan began the meeting with an update on the formation of the Town of North East waste water district which will be a part of the larger system connecting with the Village.

Parking Standards

Agresta confirmed that a business that comes back for a site plan revision would be subject to the new parking requirements. Agresta stated that our existing code was not far off from what he is currently proposing.

Sherman asked if **EV charging stations** would be included in the parking count or would it be an additional accessory use. Agresta told us it is currently a placeholder as we have not decided yet how to handle EV charging. It could be an accessory to the use or could be separate from the parking requirements because the purpose is to charge a vehicle.

Agresta gave the ZRC an alternative version of code relating to **paving** parking areas. The committee wants to encourage the use of pervious surfaces where feasible. Agresta was asked to incorporate some of the expanded language in the second version in the first version. Agresta wanted to make it clear that gravel is not an acceptable surface as it does not contain stormwater runoff easily.

The ZRC discussed putting in a required **parking area maintenance** schedule. Agresta did not think that would be practical and stated it was more a case of enforcement. Sherman suggested putting somewhere in the code that we outline a periodic inspection schedule using as a base what was approved in the original site plan. In working through how this could work in practice, it was suggested that a manual be developed for the code enforcement officer (a concept similar to what was suggested for landscaping) that should be adopted by the Town Board. This approach would allow updates to be made without having to revise the code.

Joint Use Parking agreements are documented and recorded in the deeds.

Shared Use Parking is more flexible but also requires legal assurances if it is an abutting property and the agreement needs to be a part of the site plan approval.

Both require written easements.

Rain gardens are a practice used in storm water management.

Kish would like to see a reference to the landscaping section in the parking standards when dealing with interior parking lot islands.

Agresta told the committee that incentives will be a separate section in the code.

It is apparent the ZRC needs to come to an agreement on the bulk standards for the commercial districts. Agresta suggested each ZRC member review draft the August 1, 2022, bulk standards table and come prepared to find consensus on these standards so we can move forward.

Agresta deliverables in order of priority

A **chart of incentives** and community benefits.

Landscaping regulations. Kish had provided additional comments in an email. Agresta agreed to take the input and send the ZRC an updated version of the model code.

Agresta to review and send us comments on the **draft sign law** prepared by Kish and Schroeder.

Public Comment

Rich Stalzer: The Climate Smart Committee is doing research on where and what type of EV charging stations should be installed. He does not think there is much need to put charging stations in commercial lots as most charging will be done at home with lower-level stations. There will definitely be a need for charging stations for commercial properties with a residential component. Agresta noted that some communities are requiring the infrastructure for EV charging stations be put in place at the time of construction. Stalzer said he had not thought about charging stations for employees so acknowledged it will need to be considered.

Laurie Kerr: Kerr asserted that given our intent to use the concept of land banking, we allow an applicant the flexibility to buildout less than the required number of parking spaces if space has been allocated for potential future parking.

In a follow-up email, Kerr pointed out the need to include bicycle parking for customers and residents and also include e-bike charging capabilities in the parking standards.

Chair Greenwood adjourned the meeting at 6:00 PM. The next meeting will be held on April 17, 2023.

Respectfully Submitted by

Edith Greenwood - ZRC Chair