

## **TOWN OF NORTH EAST ZONING REVIEW COMMITTEE MINUTES May 15, 2023**

The Town of North East Zoning Review Committee meeting took place on Monday, May 15, 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, Dale Culver, Dave Sherman, Julie Schroeder, Ed Downey, and Bill Kish. Also in attendance were Will Agresta, Chris Kennan, Paul Bengston, and Kathy Chow.

### **Review of Definitions**

The definition of AGRICULTURE, INDOOR will be left unchanged but will be retitled so it will only apply to the M-A district.

### **Revised non-residential Purpose Statements updated with May 15, 2023, input.**

#### **Boulevard Districts: location and purpose.**

The Boulevard Districts are located along U.S. Route 44, between the boundary of the Village of Millerton and the New York-Connecticut State Line. These Districts define a primarily commercial use area that is a highway-oriented extension of the business center of the community; and having greater openness in the nature of its space and available views to the rural landscape that surrounds it.

Within both Districts, permitted residential uses are intended to provide needed affordable rental housing in a mixed-use setting to incentivize development potential of existing and new commercial facilities. In the Boulevard District-West, such housing is envisioned as apartments above commercial uses. The same is envisioned in the Boulevard District-East, as well as standalone multi-family and hospitality uses. Access to public water and sewer services are important utilities to support future mixed-use development in the Boulevard Districts.

Within both Districts, development is intended to be permitted in a way which appropriately responds to the existing natural constraints of the underlying land; to enhance overall quality of the area with an attractive streetscape; and to promote architectural design compatible with the historic character of the community. Curb cuts are to be minimized by encouraging vehicular linkages between establishments. Use of low-profile monument signs, 'dark-sky' outdoor nighttime lighting and unifying landscaping shall be required site design elements. Sidewalk connectivity is intended throughout the Districts.

The primary Boulevard Districts consist of two (2) distinct zones, divided by the crossing of Kelsey Brook and associated wetlands, to form Boulevard District-West and Boulevard District-East:

**Boulevard District-West** is intended to be complementary to the adjoining area of the Village; by providing easy multi-modal access (continuous pedestrian sidewalk, bicycle and automotive traffic flow); by providing for business and service uses that primarily serve the basic needs of the community, which generate higher numbers of daily trips and can shorten distance traveled by community residents in their everyday needs; and by providing for a mix of medium to larger-sized retail and service uses, that by their size or nature of use would not fit well within the Village's downtown business district. Buildings are desired to be closer to the street than historically developed on the southerly side of Route 44, with on-site parking placed to the rear of buildings.

**Boulevard District-East** is intended to be a more distant portion of the extended business center of the community; by maintaining a more rural setting with larger use setbacks from the highway compared to the Boulevard District West; by serving as a lower density transition zone to the adjoining rural-residential lands surrounding the District and in Connecticut; and by providing for commercial uses which generate a lesser amount of daily trips, that are typically accessed by vehicular traffic and may require more open space, such as for outdoor displays of larger merchandise items.

NEED TO ADDRESS BD-4 - LEFT REMAINING FOR NOW

#### **Irondale Business District: location and purpose.**

The Irondale Business District is located along Route 22 north of the Village of Millerton. The Irondale Business District is intended to allow a range of non-pedestrian-oriented commercial uses which are not duplicative of traditional retail, professional office or personal service uses of the Village or Boulevard West District. Permitted uses are intended to be a mix of wholesale, business to business, retail, auto services (repair and body shops), small manufacturers and very light industrial businesses, generally on smaller lots. This District is intended to promote a scale and quality of new development architecturally compatible with the rural and historic character of the community through the use of traditional building forms and materials, suitably designed landscaping, functional vehicular access and parking controls, and appropriate signage and lighting.

#### **Light Industrial (M-A) District: location and purpose.**

The Light Industrial (M-A) District is located at the northeastern intersection of Routes 22 and 199 southwest of the Village of Millerton. The M-A District is specific to a single lot consisting of a light manufacturing and wholesale facility and is intended to allow for the continuation and expansion of such in an orderly and complementary manner, respective of the surrounding open and rural landscape. Permitted uses are intended to maintain and continue ongoing light industrial operations (business offices, clean manufacturing, wholesale warehousing and distribution). Potential expansion of additional areas to M-A District must be respective and compatible with adjacent uses and discouraging locations where such would result in impacts to important viewsheds or possible loss of important/prime agricultural soils.

#### **Discussion of Boulevard District Incentives**

**Amenities.** Kish suggested the use of a conservation easement be qualified by adding language that such an easement must involve a recognized land trust language so it can be enforced. Agresta agreed it is a good idea to add the language Kish suggested. Sherman added easements could cover walkways, trails or utility corridors.

Agresta clarified that the bullet "Development of commercial and residential mixed uses" refers to the incentive of additional stories.

Kish has concerns regarding the provision of amenities on sites separate from the applicant's property. Culver reiterated the point that all these proposals are subject to approval. The committee discussed allowing creative ideas to be put forth.

**Incentives.** In the second bullet, clarify the setback would be no less than 10 feet. Discussed limiting the square footage of the rental units. The idea is that smaller is more affordable to build. The ability to require a minimum square footage is a question for our attorney. Such a requirement is not legal in CT.

Discussed expanding permitted use on a second floor beyond office space for any other permitted use in the district.

Agresta to send materials relating to a Wetland Overlay district. He asked if we wanted to tweak what we currently have for now or do we want to create an actual code or create a wetland law.

Chair Greenwood announced there would be a ZRC workshop meeting on Tuesday May 30<sup>th</sup> at 7:30 pm for the committee to come to a consensus on various bulk standards. The meeting will be posted but will not be on Zoom and will not allow public comment.

**Public Comment - None**

Chair Greenwood adjourned the meeting at 6:00 PM. The next meeting will be held on June 5, 2023.

Respectfully Submitted by  
Edith Greenwood - ZRC Chair