

TOWN OF NORTH EAST ZONING REVIEW COMMITTEE MINUTES July 17, 2023

The Town of North East Zoning Review Committee meeting took place on Monday, July 17, 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, Ed Downey, and Bill Kish. Also in attendance were Will Agresta, Chris Kennan, Meg Winkler, Andrew Stayman, Rich Stalzer, Paul Bengston and Kathy Chow.

Review of the July 6 Workshop minutes

It was clarified that the ZRC agreed there was no need for a licensed electrician to install Level 1 or Level 2 EV charging stations.

The committee discussed requiring wider parking spaces for EV charging stations to allow access for cars that fuel from the sides. It was decided that, given a standard parking space width of 9 ft, an additional service strip of 2 ft be added. Where there are two adjacent charging stations, one 2 ft strip could service both stations.

EV charging stations hours of operation. The committee decided that the business owner can decide what hours of operation they want when they are closed but they must be open during normal operating hours.

Discussion of allowing the EV charging station to be within 3 ft of the interior edge of a setback.

Discussion of EV ready and actual EV charging stations. When is an EV ready space required to become a charging station? At this point, Agresta told us the current codes typically only require EV ready spaces. In our proposed code lots of 30 parking spaces or more would require a minimum of 10% be made EV ready.

CAC Overview of planting resources

Rich Stalzer gave an overview of the resources his committee has gathered and the modifications they are suggesting for North East. The materials will cover invasive species, native species and suggested plants and trees for our climate. The CAC plans to make these resources available to all residents and are working on how to market these materials. They also plan to interview landscaping professionals in our area.

Agresta recommends we connect the work done by the CAC by referencing the materials by name in the code and where they can be found. This allows the lists to be updated without having to update the code. Kish had sent some suggested language for consideration. He proposes that the Town Board be involved in changes to the lists as there may be a situation where the CAC and the Planning Board do not agree. Agresta felt that was overkill, but it can be included.

The committee felt the work the CAC is doing will develop a useful and desirable resource for North East.

Affordable Housing memo to the Town Board

At our July 6th meeting, the ZRC decided to send a memo to the Town Board requesting input from them so the Affordable Housing incentive language in our proposed code can be completed. Subsequently, at the July 13 Town Board meeting, a partnership between the Town and the North East Community Center to address the affordable housing was announced. The ZRC approved the revised draft which

will be forwarded to the Town. Kennan noted that this consortium has yet to meet, and he sees it as building on the work done earlier with Nan Stolzenburg.

The committee established a deadline for delivering a package of commercial district code to the Town board for consideration in September 2023.

Bulk Standards for Boulevard District West

Side Yard setback – North side. Decided it should be 25 ft to allow for a reduction when an incentive is used.

Side Yard setback – South side. Decided it should be 30 ft to encourage the use of incentives.

Agresta suggested that we come up with a list of allowed structures we will permit in all three setbacks.

Building width – North side. No decision was made.

Agresta deliverables expected before our next meeting.

Draft sign law regulation
Revised landscape regulations

Remaining topics

Bulk Standards for the Boulevard West, Boulevard East and the Irondale district.

Public Comment – none

There will be a workshop meeting on July 31, 2023, at 7:30 pm.

Respectfully Submitted by
Edith Greenwood - ZRC Chair