

TOWN OF NORTH EAST ZONING REVIEW COMMITTEE WORKSHOP MINUTES July 31, 2023

The Town of North East Zoning Review Committee meeting took place on Monday, July 31, 2023, at the North East Town Hall, located at 19 North Maple Avenue, Millerton, New York at 7:30 PM. Board members present were Chair Edie Greenwood, Ed Downey, Dave Sherman, Dale Culver, and Bill Kish. Also in attendance were Rob Cooper, and Meg Winkler.

List of allowed structures in the three side yard setbacks

Front Yard Setback Structures in the Boulevard Districts

Benches, Tables, Signs, Planters and bicycle racks. The assumption is these are structures that need to be bolted down or installed in the ground. We need a definition for Structure.

Ask Agresta about his experience with sculptures so we can decide if they should be allowed.

Side and Rear Setback Structures in the Boulevard Districts

Mailboxes

EV charging stations up to 3 ft from the interior setback boundary.

Mechanical equipment subject to Planning Board discretion not to exceed 5% of the setback area.

Underground utility tanks with no more than x % visible above ground.

All agreed dumpsters should not be allowed in the setback.

Site Coverage

The Committee decided to ask Agresta to recreate his January 8, 2023, Bulk Diagram to show 50% coverage and a two-story building. The diagram presented with 60% left very little side or rear yard green space.

Building Footprint Size - The Committee confirmed an "as of right" building footprint of 10,000 sq ft with expansion to 12,000 sq ft, when incentives are used.

A supermarket will be an acceptable exception, not to be bigger than 35,000 sq ft. The decision was made to look at the Hannaford application and limit the width of a grocery store to what was proposed.

Building Width

North Side and South Side— 75 ft with a façade change every 40 ft. Where feasible, the width can be increased up to 20% (90 ft) when incentives are used.

Ed presented a letter he has drafted to the Town Board requesting they consider putting a six-month moratorium on applications in the Boulevard Districts. He explained that what we are proposing is a significant change, going from a commercial district to a multi-use district, and requires a number of issues to be defined (i.e., affordability metrics, sidewalks and sewer). Until the Town has made decisions on these issues, he feels it is unproductive and not in keeping with our goals to have a new applicant work with our existing code given the potential changes that are being considered.

The Committee agreed to continue to discuss this suggested letter at our meeting on August 7, 2023.

Chair Greenwood adjourned the meeting at 8:50 PM.

Respectfully Submitted by
Edith Greenwood - ZRC Chair