

**TOWN OF NORTH EAST ZONING REVIEW COMMITTEE
MINUTES
August 7, 2023**

The Town of North East Zoning Review Committee meeting took place on Monday, August 7, 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, Ed Downey, and Bill Kish. Also in attendance were Will Agresta, Chris Kennan, Meg Winkler, Lana Morrison, Ralph Fedele, and Sam Busselle.

Discussion of Boulevard West Bulk Standards

Agresta told us that we do have a draft definition for a food store. The committee was pleased with the draft definition of Grocery Store. As an exception, such a store could be up to 35,000 sq ft. The maximum width allowed facing the roadway for a grocery store has yet to be determined.

Site Coverage

Discussion of the 50% site coverage diagram provided by Agresta. He pointed out that when increased building size incentives are applied, the setbacks have to be relaxed. Agresta felt the approach to granting incentives needed to be assessed for each application. He suggested the code allow flexibility rather than prescribing specific reductions.

Sherman's concern is the visual impact of bigger buildings closer to the road. Kish advocated for a mix of building sizes on the boulevard. Sherman felt where we have depth on the south side, bigger buildings, possibly all residential, where a third floor could be allowed. It was noted that an all-residential use was proposed in BD East but was not a draft use currently in BD West.

Agresta noted that if coverage is too low, we will get less interest in developing the district. He also noted that in the draft parking standards, 15% of the parking area must be green to break up the visual impact and to reduce the site coverage.

The committee voted to formalize the site coverage in the boulevard west district should be 40%. The coverage can go up to 60% when incentives are utilized.

Confirmed building footprint coverage of 15% that can be increased up to 20% with incentives.

It was clarified that we are defining building width as the frontage facing the roadway.

Minimum street frontage and lot width. The current code does not address street frontage but does have a minimum lot width of 200 ft. No decision has been made.

Maximum building height of 35 ft. Discussion that with incentives this could go to 40 ft. No decision has been made.

Agresta was asked to review the current bulk standards for the remaining districts and make recommendations.

Boulevard Districts Moratorium memo to the Town Board

The ZRC voted to send a memo to the Town Board requesting a six-month moratorium be placed on accepting new applications for development in the Boulevard districts.

Public Comment

Sam Busselle – Busselle is supportive of Ed Downey’s memo requesting the Town Board put a moratorium on new applications in the Boulevard districts. Busselle also informed the committee of a new collaboration between the Town and the Village for housing.

Meg Winkler – Winkler suggested we look at the approach used in other towns regarding coverage. She stated many have charts with varying coverage percentages based on the size of the lot, with smaller lots having higher site coverage.

Ralph Fedele – Fedele stated he thought the six-month moratorium was a good idea and gives the town the time to complete the commercial rezoning effort.

There will be a workshop meeting on August 14, 2023, at 7:30 pm.

Respectfully Submitted by
Edith Greenwood - ZRC Chair