

TOWN OF NORTH EAST ZONING REVIEW COMMITTEE WORKSHOP MINUTES August 14, 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, Julie Schroeder, and Bill Kish. Also in attendance was Rich Stalzer.

Review of draft Landscaping Standards

The committee reviewed the comments from the CAC and ZRC members. Materials with the CAC suggested changes and comments are available on request. The following changes and questions were made/asked by the ZRC.

Page 1 - 180.X1 A Bullet 5. Replace services with “sources” and replace maintaining with “improving”.

Adding a bullet – “Planning for water-wise and efficient maintenance.”

Page 2 – 180.X2 A (3) Remove the word “enlarged” in the first line.

Bullet 3 – Decided not to add footage. At the end, add “and associated buffers”. Remove CAC footage additions throughout the CAC comment document.

Page 3 – 180.X2 B (2) *Bullet 3*. Replace 100 hundred years with “mature” trees and add “and where practical, keep healthy, thriving existing trees and plants”.

Bullet 4 – change to “Native trees and shrubs which help mitigate the worst effects of climate change.”

Page 3 – 180.X2 B (4) – **Ask Agresta if “the mean highwater line of the watercourse” is an understood term.**

Page 4 - 180.X2 C (3) – Add native at the beginning of line 2 before plants and in the last sentence between select “native” landscaping It is noted that all the CAC recommendations will be native.

Page 4 - 180.X2 C (5) - Add CAC addition to the second sentence after reduce site maintenance, “to favor plantings beneficial to biodiversity” and for erosion control.

Page 4 - 180.X2 C (6) - Remove second sentence regarding large-leaf and/or fruit trees.

Page 5 - 180.X2 C (12) – Add phrase in quotations to the first sentence. All disturbed areas to be landscaped shall be restored with topsoil “sufficient to insure the health of the plantings” in an amount not less than 6 inches

Page 5 - 180.X3 C (1) - Add “desired” between existing and vegetation. Question if the last word of this section should be practical.

The ZRC had a discussion regarding shading parking areas and Kish’s proposed criteria emailed to us on August 2, 2023, as follows:

- At least 30% of paved area of parking lots will be shaded
 1. Shade will be provided by shade trees

2. The shade diameter of a tree will be based on the expected canopy diameter of each shade tree when the tree is fully grown.
3. Area of shade provided by trees will be calculated as if the Sun were directly overhead
4. Expected canopy diameters will be based on authoritative resources.

Question as to what is trying to be accomplished here and how to measure the results. Kish wanted to require more than 15% of the parking area to be shaded. Downey pointed out that the 15% referred to in the draft code is the green space within a parking area does not relate to shaded areas. Kish wants to have 20% of parking areas shaded. **Ask Agresta how other codes handle shade requirements and measurement methods and his thoughts on how the standards should be drafted.** We want quality landscaping but do not want to hamper commerce.

Page 6 - 180.X4 A (3) – Ask Agresta if the last sentence is needed or can be reworded. Currently it can be interpreted as saying concrete is the most cost-effective way to construct walkways.

Page 7 - 180.X4 B (4) – Discussion of CAC added language to protect wetlands, water courses and vegetative landscaping strips from snowmelt and associated salt/chemicals. Ask Agresta for appropriate language to address this concern.

Page 7 - 180.X5 B (2) – CAC suggests requiring an arial photograph. **Ask Agresta his opinion.**

Page 7 - 180.X5 B (3) *Bullet 2* – Remove non-invasive status and replace with “non-inclusion on prohibited plant list per 180.X2 C (2) of this code”. May need rewording but the concept is to have the applicant certify there has been a review of the town’s plant list.

Page 8 - 180.X6 D – First line to read “The Planning board may require “as part of the site plan” site and project specific inspections

The committee raised concerns about compliance and enforcement of site plan conditions that require follow up in the future.

Chair Greenwood adjourned the meeting at 9:10 PM.

Respectfully Submitted by
Edith Greenwood - ZRC Chair