

TOWN OF NORTH EAST ZONING REVIEW COMMITTEE WORKSHOP MINUTES September 25, 2023

The Town of North East Zoning Review Committee meeting took place on Monday, September 25, 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, Julie Schroeder, Dave Sherman, Dale Culver, and Bill Kish. Also in attendance was Rob Cooper, and Erich McEnroe.

Draft Sign Regulations – Non Commercial Districts

Signs permitted in the Residential and LC Districts - Decided that Freestanding or Building/Wall signs should include the 911 number, increase maximum size up to 3 sq. ft., and reduce the number of allowed signs to one per lot.

Bed and Breakfast – Fine with Agresta’s suggested language.

Multifamily Residential – Decided to reduce the maximum size to 6 sq. ft. to be consistent with Bed and Breakfast. Kish would like to only allow E911 signs for apartment buildings and asked if Agresta could make a distinction between different types of multifamily residential uses.

Farm Stands - Schroeder pointed out that there is a difference between a Farm Stand and a Farm Market, which requires a special permit. Our current code does not define a Farm Stand. A definition needs to be added and the committee suggests an additional category for Farm Stand be added to the sign regulation chart.

Non-Residential Establishment – Decision to leave as is. Kish suggested that the title be changed to “Other Non-Residential Establishments”.

Incidental Signs related to the above Establishments – Decision to leave as updated. Downey asked if we were allowing more than one window sign? ZRC decided not to limit the number of allowed window signs.

Sign Design Standards

Cordination with Other Signs - A (5) - Replace “co-located” with either integrated or combined, let Agresta decide which to use, and remove the phrase “to avoid sign pollution”.

Illumination and Materials - A (6) (i) & (v) - Sherman questioned if these two points were incompatible. Kish felt that (iii) reconciled that problem. Sherman questioned (6) (vii) limiting lumens. He will send us an email on the subject.

Street Address Identification A (9) – Decision to leave as is.

Sign Permit Application Process

Decision to leave as is.

Nonconforming Signs

The committee agreed that the issue of amortization is a legal question. Greenwood intends to send a list of legal questions with the draft package and will circulate that list for comment before sending it.

Culver questioned if the sign registration process outlined in the 2009 law was properly implemented as he never received a letter while Schroeder did. As compliance is an issue, Kish suggests we ask Agresta for an alternative that would be easier to comply with.

Greenwood suggested the town needs to do a better job of informing the public about the rules regarding signs.

Nonconforming signs not registered (D) – Kish asked if we should allow someone with a nonconforming sign a process whereby, they can register their sign and come into compliance. Downey felt we need a clearly defined process with appropriate time frames. Decision to leave the section as is.

Downey suggested we ask the Code Enforcement Officer to come and meet with the ZRC.

Cannabis Dispensaries

North East Local Law 2022-1 was accepted by NYS but was not incorporated into our zoning code.

Given the draft code Prohibited Uses section includes “Vape Store and Tobacco Specialty Business”, Kish suggested the name be changed to “Vape Store or Tobacco Specialty Business”.

Assuming cannabis dispensaries fall under retail, it currently would be allowed in either of the Boulevard Districts. There was discussion regarding allowing it in Irondale and limiting such a retail outlet to BD East. Decided not to add a retail use to Irondale. **Agreed to restrict dispensaries to BD East alone.**

Chair Greenwood adjourned the meeting at 9:00 PM.

Respectfully Submitted by
Edith Greenwood - ZRC Chair