

TOWN OF NORTH EAST ZONING REVIEW COMMITTEE WORKSHOP MINUTES October 30, 2023

The Town of North East Zoning Review Committee meeting took place on Monday, October 30, 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, and Dale Culver. Also in attendance were Kathy Chow and Rich Stalzer.

The committee decided on the following definitions.

MANUFACTURED HOME - remove one-family as it could be for two family.

A free-standing ~~one-family~~ dwelling that is placed or assembled on-site from prefabricated components and attached to a foundation and is constructed in accordance with Federal and State manufactured housing construction and safety standards and regulations in effect at the time of construction.

MOBILE HOME - as amended and remove the third sentence.

A movable or portable unit without a permanent foundation designed and constructed to be towed on its own chassis, comprised of frame and wheels. The unit is designed to be connected to utilities, ~~and designed and constructed without a permanent foundation~~ and provide for year-round living. ~~A unit may contain parts that may be folded, collapsed, or telescoped when being towed and expanded later to provide additional cubic capacity.~~ It may also consist of as well as two or more separately ~~towable~~ portable components, designed to be joined into one integral unit capable of being again separated into the components for repeated ~~towing~~ portability.

ZRC Working DRAFT AMEENEMENT SELECT USES STANDARDS dated October 29, 2023

Page 1 – Section 180-__ **Hotel**

Section I – Suggest an example of 55 decibels be added.

Section J – Question as to what license is being referred to, who issues it and does it have to be displayed.

Page 2 - Section 180-__ **Rental apartments above Commercial**

Section B – Committee would like to reduce the lease period to no less than 6 months. For example, to accommodate travelling nurses.

Section E & F – Very limiting. Does not reflect what we are trying to accomplish. Question if these sections should be taken out completely. **Ask Agresta why and if we need these sections in our code.**

Page 3 - Section 180-__ **Rental apartments above Commercial (continued)**

Section M (5) – Need to specify a distance from the building to determine what is meant by ground view.

Section M (6) – The committee thinks this point be eliminated from the standards.

Section O – The committee found this section confusing. Needs to be clarified. We don't want to hamper occupancy either for commercial or residential because the other use is not complete. **Ask Agresta what the intent is in this section.**

Section P (1) – Change “whichever is least” to “whichever is the lesser” towards the end of the sentence.

The committee reiterated that the Affordable units criteria in section P on Page 3 and 4 is for the Town Board to decide and these decisions impact the Incentives section. All we are doing is providing a framework of regulatory language to be implemented when an Affordability Plan is adopted. Several on the committee questioned if we should be spending time creating boilerplate language without a defined municipal policy. All this committee is doing is creating a very broad framework. **Ask Agresta how this section on Affordable units and the incentives section can be put forth in the draft code we are preparing to present soon.**

Page 4 – Section 180-__ **Light Industry**

Page 5 Section D – Committee thinks this section should be removed. **Ask Agresta if this is needed.**

Page 5 Section I (2) – Committee felt this should not be a Planning Board function. **Ask Agresta if this is needed.** If needed to be retained, it should be a building department or fire inspector responsibility.

Page 6 – Section 180-__ **Self Storage Warehousing**

Section A – What does it mean and is it needed? **Ask Agresta if this is needed.**

Section B – Change the last word from “chemicals” to “materials”.

Section E – **Ask Agresta to explain why this section is needed and if it is necessary to include.**

Section F – Schroeder asked what decorative building materials means. **Ask Agresta.**

Page 6 – Section 180-__ **Commercial Storage Buildings Warehousing**

Section A – Add the phrase “**and not for the storage of waste materials**” or words to that effect. Don't want the storage of things that cannot be reused.

Page 7 – Section 180-__ **Wholesale Distribution Business**

Section D – Committee felt this section was not needed and should be deleted. Seems contradictory. However, in a wholesale food production business such as a bakery should it be allowed. Downey pointed out that we would want to encourage such an example to be in a retail area as part of core commercial activities. **Ask Agresta.**

Kathy Chow **stressed the need to be flexible** in our commercial districts.

The next regular meeting will be held on Monday November 6, 2023, at 4:30 pm.

Respectfully Submitted by
Edith Greenwood - ZRC Chair