

TOWN OF NORTH EAST ZONING REVIEW COMMITTEE MINUTES November 6, 2023

The Town of North East Zoning Review Committee meeting took place on Monday, November 6, 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, Julie Schroeder, and Bill Kish. Also in attendance were Will Agresta, Chris Kennan, Lana Morrison, Ralph Fedeale, and Meg Winkler.

Discussion regarding Home Definitions

Sherman said mobile homes should be included in the definition of manufactured homes. He felt there was a distinction between manufactured and modular homes. Agresta disagreed saying that manufactured and modular homes are both built off site and need to be regulated to the same standards as a stick build home. A mobile home is different. Decision to leave the definitions as updated in October 30, 2023 minutes.

Page 1 – Section 180-___ Hotel

Section J – Agresta explained the licensing refers to the current County Inn section of our code and is to be issued by the Town Board. Given that there are no current County Inns and there has probably never been a license issued it was decided, with agreement from the attending Town Board members, that this reference to be removed.

Page 2 & 3- Section 180___ Rental apartments above Commercial

Section B – Decided that shorter lease terms could be handled between landlord and tenant in the lease and leaving the traditional lease period at 12 months prevented seasonal rentals to preserve full time resident occupancy. The committee agreed to go back to a minimum lease period of one year.

Section E & F – Agresta needs to reconcile these sections with the Incentives.

Section M (5) – Left as is with the Planning Board using its discretion as to where the ground view point should be.

Section M (6) – Committee did not want to use commercial district space for parking garages. Decided below ground parking would be the only type of garage allowed in the Boulevard Districts.

Section O – Agresta told the ZRC the point of this section was to ensure the commercial space is built. He will work to simplify the language.

Section P – Decided to move forward with drafting the language in the code for affordable housing, leaving the decision as to the economic criteria for eligibility up to the Town Board to determine.

Page 4 & 5 – Section 180-___ Light Industry

Section D – Agresta points out that as both uses are allowed, it may not be necessary. The committee decided it should be removed.

Section I (2) – Agresta felt the monitoring of chemicals use should be a Planning Board function. Kish agreed, in part because the Planning Board proceedings are open to the public whereas the building and fire department proceedings are not. The Planning Board review could lead to an amendment of the special permit approval.

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

Section A – Agresta explains the intent was to require separation for like uses. Agreed to leave it in.

Section E – Agresta explained this was to deter having exterior access door units facing the street.

Section F – Decided to change the term decorative building materials to attractive building materials.

Section G – Decided to change the term vector to pest.

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

Section D – Agresta explained this was like the original factory store. Decided to leave as is.

Discussion with Agresta as to next steps.

The draft signs document with DC Planning and Agresta comments are to be sent for legal review. Agresta has also provided reference materials to be sent as well.

The committee decided to go forward with the legal review and come back to the size of certain signs pointed out by Heather LaVarnway of DC planning.

The outstanding supplemental Use Standards Agresta is working on and will send us are:

- Cannabis Dispensary
- Funeral Home / Crematory
- Motor Vehicle Sales and Rental
- Multifamily Dwellings

Greenwood sent minor edits to six completed sections and asked that additional sections such as parking, yard requirements and the six sections we finalized at this meeting be sent for editorial review.

Greenwood will contact DC Planning regarding the remapping of the six existing boulevard districts and the renaming of HB III to the Irondale District. Agresta suggested having DC Planning do a focused map on the boulevard asking for an existing map and the proposed map with the new boulevard districts shown. He suggested we ask for an insert of the current HB III district so we can record the name change and the legend can be updated.

Public Comment - none

The November 20, 2023, regular ZRC meeting is cancelled.

There will be a workshop meeting held on November 27, 2023, at 7:30 pm.

Respectfully Submitted by
Edith Greenwood - ZRC Chair