

TOWN OF NORTH EAST ZONING REVIEW COMMITTEE WORKSHOP MINUTES November 27, 2023

The Town of North East Zoning Review Committee meeting took place on Monday, November 27, 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, Bill Kish, and Dale Culver.

ZRC Working DRAFT Amendments dated November 17, 2023.

Page 1 – Section 180-52 Motor Vehicle Body Shop, Repair Shop and Sales and Rental

Section A – General Standards

- (2) – Add “scrap etcetera or etc.” after parts
- (3) – Add “and other hazardous materials” after gasoline products

Page 2 – General Standards (continued)

- (7) – Change “may be” permitted to “is” permitted
- (8) (d) – Add after vehicle storage “including display parking storage,”
- (8) (e), (f) – **Ask Agresta what these sections mean and do they create a conflict.**
- (8) (g) – Add after display “or storage” however this seems confusing. **Ask Agresta to clarify.**
- (8) (h) – Change “suitable all-year surface treatment” to “all season surface”.

Section B – Motor Vehicle Body Shop Specific Standards

- (1) – ZRC questions why Body Shops cannot sell used vehicles, but Repair Shops are allowed to sell used vehicles. The committee agreed both should be allowed to sell used vehicles and suggest using the standards outlined on Page 3 under Section C (3).
- (2) (a) – Add “paint products” after thinners
- (b) – **Ask Agresta to explain.** Confused about the transportation of hazardous materials.

Page 3 - Section B – Motor Vehicle Body Shop Specific Standards (continued)

- (2) (c) – Add “airborne particulates” after liquids.

Section C – Motor Vehicle Repair Shop

- (3) (c) – Question why we don’t want to allow vehicle rentals, assuming there is sufficient space for a rental operation. If allowed, should we limit the number? Is 6 or 10 the right number? Do we need to put a number in, assuming sufficient space and site plan approval. **Ask Agresta.**

Section D – Motor Vehicle Sales and Rental

- (2) – Seems too restrictive. No problem allowing the price or year of the car on the windshield. **Ask Agresta what this section is trying to accomplish.**

Page 4 – Section 180-71 Gas Station / Gas Station with Convenience Store

- A. – Add “designated” before location.
- C. – Very confusing. **Ask Agresta to explain.**
- H. – Question if this should be moved or repeated in General Standards.

Page 5 – Section 180-71 Gas Station / Gas Station with Convenience Store (continued)

K. (4) – Need to clarify what is meant by a pitched roof. Should it be replaced with “sloped façade”? Kish would like to add to this section or create an additional section clearly stating that no branding or advertising be permitted on top of the canopy.

Electrical Vehicle (EV) Charging Levels

In the definition the word voltage should be replaced with “power”

The second sentence should be removed in all the definitions of EV levels which would then lead to the removal of the definitions of AC and DC.

Electric Vehicle (EV) Charging Station

Typo - The word electric should be changed to “electrical”

Page 6 - Section 180-__ Accessory EV Charging Stations

C. (1) – ZRC felt only Level 3 charging stations need to have a permit. Suggested the sentence ends with subject to: Then add a subsection (d) stating that a Level 3 charger requires a permit.

(2) (a) – In the first line add a comma after permitted

In the second line put a “comma “after no cost, and add “for” before a fee ...

(b) – Add at the end of the last sentence “with an additional service strip of 2 ft. When charging stations are adjacent, one 2 ft strip can service two stations.”

(c) – Decided that the second sentence should be removed.

Page 7 - Section 180-__ Accessory EV Charging Stations (continued)

(d) – Remove “the voltage and ampere levels” because we have standardized connectors.

(h) – Change “no less” to “lower” and change “mount support” with “charging station” to clarify what is meant. Kish to research if 6 ft is necessary or if a lower height is all that is needed.

(k) – Take the section out and leave the hours up to the operator.

(l) – Want to remove “and/or Planning Board”

(m) – End the section after proper functioning.

Request a section (n) be added to make clear there shall be no other lighting elements allowed, except where necessary to allow the operation of the charging station.

Page 8 - Section 180-__ Retail Cannabis Dispensary

B (2) – Are the last two bullets necessary?

D – Add a bullet for Lighting after the bullet for Signage

Page 9 - Section 180-__ Retail Cannabis Dispensary (continued)

E (1) – Remove Town of North East Police Department and leave Dutchess County Sheriff’s department. Question if the Sheriff’s Department approve security systems.

Page 9 - Section 180-__ Funeral Home / Crematory

Kish led a discussion regarding whether we want to allow crematoriums at all. He is concerned about health harms and the environmental impact of crematory retorts.

It was agreed we do want to provide language relating to Funeral Homes.

The Committee decided to remove the use and eliminate the regulations related to crematories.

Chair Greenwood informed the Committee that the Affordable Housing Committee comprised of Town Board members and NECC staff have scheduled a meeting and will work to provide the metrics we need to complete our draft regulations. He stated they plan to use the work of the Amenia Housing Authority as their guideline.

Greenwood said she pointed out to Supervisor Kennan that the draft Affordable Housing Standards placed the responsibility of implementing an approved Affordability Plan with the Planning Board and she did not think that was workable. Kennan told her that the Town Board would take responsibility for the implementation of the Affordability Plan.

At the next meeting the Committee will discuss draft standards relating to housing. Greenwood asked if the draft standards for Multifamily Dwellings will apply in select residential districts. **This is a question for Agresta.**

Greenwood showed the draft Zoning Map of the new boulevard districts using Kelsey Brook as the dividing line. She indicated that using Kelsey Brook on the north side of Rt 44 did not work. Without an updated LC district, it appears the best course of action now is to leave the existing boundary between the current BD 2 and BD 6 as the boundary between BD West and BD East north of Rt 44.

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

Respectfully Submitted by
Edith Greenwood - ZRC Chair