

**TOWN OF NORTH EAST ZONING REVIEW COMMITTEE  
MINUTES  
December 4, 2023**

The Town of North East Zoning Review Committee meeting took place on Monday, December 4, 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, Dale Culver, and Bill Kish. Also in attendance were Will Agresta, Chris Kennan, Lana Morrison, and Meg Winkler.

**Response to Questions raised at the November 27, 2023, meeting.**

**Section A - General Standards A 8 (e) & (f)**

Agresta explained stacking as the back-to-back parking of vehicles. As it increases efficiency, it was decided to leave the sections as is.

Discussion about allowing the sale of used vehicles in both Motor Vehicle Body Shops and Motor Vehicle Repair Shops. The Committee decided to allow the sale of used vehicles in both types of shops and placed a limit of 6 used vehicles for sale on site at any given time.

**Section B - Motor Vehicle Body Shop (2) (b)**

Remove reference to "transportation."

**Discussion of allowing Rental operations in Motor Vehicle Body Shop and Repair Shop**

The committee agreed to add the renting of vehicles as an accessory use for both Body and Repair shops. It was decided to limit the number of rental vehicles to 10.

**Section D - Motor Vehicle Sales or Rental (2)**

Agresta suggested it be taken out. A discussion of content neutrality issues followed. Agresta noted that the issue is addressed in the draft sign law. The majority voted to remove the section.

**Section 180-71 Gas Station/Gas Station with Convenience Store K (4)**

Agresta explained that the term pitched roof includes other roof forms such as mansard or gable.

**It was agreed that company colors could be on pumps but no signage.** Agresta said this was included in the draft sign regulations.

**Section 180 - \_\_ Accessory EV Charging Stations**

C (1) Discussion of the need for permitting Level 1 and 2 stations in residential and agricultural districts. **Agresta explained the need for a zoning permit**, which most of the committee were unaware of. It was suggested that the proposed language remain, and **a permitting process be required to install a Level 3 station. Agresta reminded the committee that EV charging is in its infancy and suggested for now we only allow Level 1 and 2 charging stations in the residential and agricultural districts.** The committee agreed with Agresta's suggestion.

C (2) Clarified that the intention was to stripe the 2 ft space but leave the actual parking spaces the normal width.

**Section 180-\_\_ Funeral Homes/Crematory**

All references to Crematory will be removed from this section and Funeral Homes will remain as an allowable use.

## **Housing sections**

Greenwood asked if the Multifamily Dwelling section would apply to the entire town or just the Boulevard Districts. Agresta said that at this point it only affects the Boulevard East but would apply wherever multifamily housing is permitted. Later, when the residential districts are reviewed, other standards could be applied, or these standards could be revised as appropriate.

Downey asked for a more general discussion on housing before we approach the three sections of draft code in the current discussion document dated November 17, 2023. He requested the Housing Committee make a presentation to the ZRC.

Kennan responded that the Housing Committee was not looking to reinvent the wheel so planned to use the work Nan Stolzenburg did last year on affordable housing and the revised Workforce Housing law that was recently adopted by Amenia as their base documents. For the ZRC's purposes, he felt it was best to give us input on the draft regulations before us.

He does not want to slow down the process of the ZRC's draft revised language for commercial districts. Going forward he feels there will need to be an expanded discussion when we are dealing with housing in our residential districts.

Agresta was asked to explain what is meant by unit density. He told us currently we would be restricted by the need for septic systems but once a sewer system is in place, it will be up to us to determine how many stories and what coverage would be allowed. The capacity of what the water and proposed sewer systems will support will be determining factors as well.

Winkler stated that in planning for the whole town she sees the need to work with a planner to develop architectural plans so the Housing Committee could better understand the impact of density decisions.

Agresta noted that the draft language being reviewed is for market rate residential housing with a component for affordable housing. He said additional standards can be developed for projects that are entirely affordable.

**Kennan agreed to provide the ZRC with the Housing Committee's comments and questions regarding the draft housing regulations currently being reviewed.**

Agresta is working on the next version of the draft sign regulations.

## **Public Comment - none**

The next regular meeting is scheduled for December 18, 2023, at 4:30 pm.

Respectfully Submitted by  
Edith Greenwood - ZRC Chair