

**TOWN OF NORTH EAST ZONING REVIEW COMMITTEE
MINUTES
January 15, 2024**

The Town of North East Zoning Review Committee meeting took place on Monday, January 15, 2024, 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, Julie Schroeder, Dale Culver, and Bill Kish (via Zoom). Also in attendance were Will Agresta, Chris Kennan, Lana Morrison, Meg Winkler, Rich Stalzer, and Peter Braus.

Meg Winkler was asked to explain the Dutchess County numbers and the 2020 census numbers used to calculate the AMI used for North East to qualify an applicant for Affordable Housing. She offered to put together a numerical example for the committee.

Affordable Housing Standards – page 3

Remove (for Boulevard West/Boulevard East) in the title as these standards relate to the entire town.

Discussion of how the Town plans to monitor the Affordable Housing administration. Agresta asked if the town plans to establish an Affordable Housing Board or if they were planning to hire a person or organization to monitor the units. Kennan stated that at this point, the Town Board would take the responsibility of finding a Plan Administrator. **The Affordability Plan will outline all the details relating to each specific project.**

Discussion of which entities should be involved in approving the Affordability Plan. Agresta explained that the Affordability Plan is specific for each project. **The Plan will be drafted by the developer and will be part of the site plan review process.** Culver felt the Planning Board should be involved with the approval of the Affordability Plan but cannot take on the responsibility of the subsequent administration. Once approved, the administration of the Affordability Plan will be handled by an administrator appointed by the Town Board.

Page 3 Section A - Kish suggested adding the requirement that no Planning Board approval can be given without the adoption of an acceptable Affordability Plan. Agresta agreed.

It was decided that the Affordability Plan should be developed in parallel with the Planning Board site plan approval process.

Page 4

Section A (3) - should be left in.

Section C (3) - should replace cable television with “cable/internet services”.

Page 5

Section C 9 (3) change owner to” purchaser” in the first line.

Rental Apartments above Commercial - Page 6

Section C – remove efficiency. Leave three bedrooms in.

The Housing Committee does not want to place a maximum size on the size of an apartment unit. Sherman and Kish commented that this runs contrary to our intent to provide market rate affordable apartments sized appropriately for people in our community.

Section F – should be left in.

Page 7

Section K (1) – add accessory benefits are “solely for the use of tenants and their guests”.

Section K (6) – make it clear that surface/outdoor parking is also permitted.

Section K (7) – add unregistered vehicles.

Kish commented and Sherman agreed that the Housing Committee change from 20% to 10% of Affordable units to allow a developer more flexibility is moving in the wrong direction as we are facing an affordable crisis. He suggested that we settle on 15%. Most of **the Committee decided to leave it at 10%**.

Agresta said it was very difficult to modify Telecommunication Tower code to include small cell standards and Kish agreed. Both agreed it would be easier to find another municipality’s code on small cell and drop it in to our code. Kish will research and Kennan said he would ask at the Association of Towns meeting for their input.

Public Comment

Peter Braus – Braus gave an update of the group’s status on acquiring land in the BD districts, all being contingent on having access to sewers. He confirmed that their dealings with Skip Trotta have ended, and they are now working with Bob Trotta. Braus said they would like to build Affordable Housing depending on the subsidies and tax relief programs that become available. The group has no problem with meeting 10% of the units and a 60% AMI for renters. He said they would like to do more than 10% Affordable.

Braus questioned why we are not allowing ownership in the apartments over retail. He said they only plan to do rentals but wondered why we had the restriction.

He went on to outline their current development ideas and what changes the group would like in our current draft.

- Less parking. He suggested no more than 2 or 2 ½ spots per unit.
- Want the flexibility to rent for less than 12 months. He explained part of their business model is to rent furnished apartments to the parents of students attending schools in the area for 9-months and then offer 3-month rentals to summer vacationers.
- Braus said their current plan concept is to build several low-rise buildings on the driving range site with retail close to the road, a multi-family structure further back, and possibly a third building with commercial and apartments above. He used the example of 60 units, 6 or more being Affordable, spread out among the three proposed buildings.
- He wants to explore building an indoor recreation facility. Our draft currently allows this use in DB East but not in BD West. Braus asked that we consider making a change.

The next Workshop meeting is scheduled for January 29, 2024, at 7:30 pm.

Respectfully Submitted by
Edith Greenwood - ZRC Chair