

TOWN OF NORTH EAST ZONING REVIEW COMMITTEE MINUTES February 5, 2024

The Town of North East Zoning Review Committee meeting took place on Monday, February 5, 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, Ed Downey, and Bill Kish. Also in attendance were Will Agresta, Chris Kennan, Lana Morrison, Meg Winkler, Rob Cooper, and Sam Busselle.

ZRC Working Draft Signs dated December 20, 2023 – Discussion of questions raised at the ZRC Workshop meeting of January 29, 2024

Page 2 – FreeStanding Monument Sign – Kish suggested we allow post elements. Agresta suggested we allow posts but limit the overall height to 5 or 6 feet. We could also limit the space between the base and the sign to 8 inches.

Page 2 – Pole or Post Sign

When asked why this draft prohibits Pole signs, Agresta responded that such signs are prohibited in our current code. ZRC discussed allowing single arm signs and two post signs in the residential districts and placing limitations on the height and size of the sign.

The committee discussed how best to educate the public about the need for a sign permit.

Page 6 – (8) Temporary Signs

Agresta will create a table for the various temporary signs.

Page 7 - (e) Temporary Tag Sale Sign

Leave in but reduce the size from 6 square feet to 4 square feet.

Page 8 – Section 180-X3 Prohibited Signs

Section (9) – Agresta will rework the section and add “animated” in Section (3).

Pages 9 & 11 Charts

Add reference to the Lighting chapter when referencing sign illumination.

Page 12 – Supplemental to Gas Station

Schroeder asked to add “and Convenience Store”.

Page 13 – Residential and Land Conservations Districts chart

Freestanding Monument – County had suggested limiting the applicant to either a Freestanding Monument or a Building sign. After discussion, the committee found this limitation too restrictive so decided to allow both but to limit the size of the Building sign to 6 sq ft.

Page 17 – Section 180-X3 Nonconforming Signs

Greenwood reported the file documenting the unregistered nonconforming signs reportedly done in 2008 has not been found. Kish proposed we ask Agresta to write language where a nonconforming sign owner who has been notified will be governed by the terms outlined in the current code and for those nonconforming sign owners who were not notified, they will be notified now and begin the process.

Greenwood will continue to search for the file. Kish sent the committee the current nonconforming sign section of the code to review and compare with what we are currently reviewing.

Kish reported on his research on **Small Cell regulations**. He plans to work with the 2021 draft Ithica code which needs to be tailored to our needs.

Public Comment

Rob Cooper – Cooper asked what would happen if a building needed a sign bigger than 15 sq. ft. He used the example of the former Suburban Propane building that is very close to the road and would need to put a sign both on the north and south side of the structure. Schroeder answered that a variance could be sought from the ZBA. Cooper said he had hoped this review process could create exceptions so owners could avoid having to go through an appeal process.

Sam Busselle – Busselle wanted to echo Charlie Bendit's comment that our code not become too prescriptive and in doing so preclude creative development concepts.

The next Regular ZRC meeting is scheduled for February 12, 2024, at 4:30 pm.

Respectfully Submitted by
Edith Greenwood - ZRC Chair