

## TOWN OF NORTH EAST ZONING REVIEW COMMITTEE MINUTES February 12, 2024

The Town of North East Zoning Review Committee meeting took place on Monday, February 12, 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, Dale Culver, and Bill Kish. Also in attendance were Will Agresta, Chris Kennan, Charlie Bendit, Rob Cooper, Rich Stalzer and Sam Busselle.

### **ZRC Working Draft Boulevard District Incentives dated February 6, 2024**

Greenwood asked to revisit a concept discussed previously. She proposed that we allow developers with parcels greater than 4 acres in the Boulevard Districts the option of building retail closer to the road and multifamily dwellings set further back on the parcel. Greenwood suggested that we add an incentive which would increase the percentage of Affordable units to 20 – 25%.

Kish asked how we require the multifamily to be put to the back of the parcel. Agresta answered that we set a required setback number for a multifamily building and require that retail be put closer to the road.

Kish raised the issue of how much retail vs housing would be allowed and was concerned that only the retail would be built. Agresta felt it would be unlikely that the developer would want to phase out a project on a lot this size.

Sherman is concerned that the boulevard will be turned into housing and that the 60 units suggested by the potential developer at a previous meeting is becoming too dense and allows for too little green space.

Downey wanted input from our Housing Committee as to what our needs are. Kennan explained later in the meeting that currently the Housing Committee is a Board Committee made up of Meg Winkler and himself. Community center personnel are involved in an advisory capacity.

Kish made the point that to avoid sprawl in our town we need to plan what should go into all the boulevard districts.

Culver thinks we need to remember the needs of the community such as a grocery store and retail that meet those needs. He felt that allowing more housing would create the core density needed to support those businesses.

Downey felt it would add value if the committee had a conversation with the potential developers. Kish and Sherman would like to see a preliminary schematic of their plans.

Agresta suggested we could allow the idea of retail close to the road and multifamily dwellings behind in the incentive section or as an allowable, special permitted use. **The important decision is to figure out the size of the retail component to the residential component. This is not necessarily a square footage comparison. Agresta suggested we could require a minimum commercial square footage.** The committee agrees the boulevard is a commercial district and we want housing to augment commerce but not overwhelm the district. The committee felt allowing such flexibility on larger parcels was worth exploring.

Agresta suggested rather than including it in incentives, we make it an allowable use with standards requiring lot size and percentage of Affordable housing. He felt that would be a less complicated way of getting to our goal of increasing housing.

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C (1) (d) – ZRC agreed to leave it as written that the building width at the front yard setback does not exceed a maximum of 90 feet.

C (1) (f) (2) – Sherman questions the use of the word “comingled”. Agresta will change the wording to clarify what is allowed.

## **ZRC Working Draft Affordable Housing Standards dated February 6, 2024**

Agresta explained these standards and the Multifamily Dwellings section would apply to the entire town where such units would be permitted. He stated this section is mostly about the administration of the program.

## **ZRC Working Draft Multifamily Dwellings Standards dated February 6, 2024**

### **Page 1 – Unit Density**

A (2) – Agresta explained that counting studio apartments as ½ units is a way of getting more units in a building. Kish felt this was arbitrary. Culver suggested we add the ½ unit methodology into the standard but limit the number of studio apartments (for example 30%) so we don't end up allowing 24 individual dwellings in a single building. The committee decided to consult with the Housing Committee.

A (5) - Greenwood said Winkler had pointed out the committee had decided to delete a maximum apartment size criteria at a previous meeting. The ZRC questioned this decision. Kennan agreed to speak with Winkler and come back to the committee. **Agresta suggested another way to look at this is to not have a maximum size but require a greater number of smaller units that presumably would have lower rents thereby leaving the remaining units to be any size.**

B – As per the Housing Committee input, Affordable housing units required should be changed to 10%.

## **ZRC Working Draft Rental Apartments Above Commercial Standards dated February 6, 2024**

These standards were accepted as drafted.

## **Public Comment**

**Charlie Bendit** – Bendit wanted to know about restrictions on cub cuts. He feels the number of units per building would be market driven and does not feel there will be much demand for studios. He asked if there were any minimum amenity requirements. Agresta told Bendit there were no minimums enumerated in a numerical way. When asked, Bendit said there is a huge demand for indoor recreation. They are considering such a facility if it makes economic sense, and the zoning allows it.

**Sam Busselle** – Busselle made his case for the need to utilize more professional advice as to the overall options and to give us input as to the possibilities of the Boulevard Districts land. Busselle felt there needs to be a committee to assess the potential of the entire boulevard area. He encouraged us to look at the big picture with appropriate expert analysis of the various components.

The next Regular ZRC meeting is scheduled for March 18, 2024, at 4:30 pm.

Respectfully Submitted by  
Edith Greenwood - ZRC Chair