

**TOWN OF NORTH EAST ZONING REVIEW COMMITTEE
MINUTES
March 18, 2024**

The Town of North East Zoning Review Committee meeting took place on Monday, March 18, 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, and Bill Kish. Also in attendance were Will Agresta, Chris Kennan, Charlie Bendit, Lana Morrison, Meg Winkler, Rich Stalzer, Maud Doyle, and Sam Busselle.

ZRC Working Draft Amendments – Off Street Parking/Loading dated March 7, 2024

Agresta explained the parking schedule was for the entire town. Uses in red are currently in the code, some with no definitions. When asked, Agresta said it would be a good idea to review the current parking schedule and decide on which stated uses could be removed.

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Agriculture

Sherman felt parking standards should exist for uses where the public comes in and are subject to site plan approval.

The following stated uses are being eliminated.

Animal Husbandry – an accessory use under Agriculture

Forest Nurseries – Tree seed gathering and extracting, gathering of gums and barks

Forest Services

Logging Camp – The ZRC needs to consider logging permits when we address the residential districts.

Sawmill/Planning Mills

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Stable – Need to research if this falls under agriculture. At this point, ZRC decided to take it out.

Timber Tracks

Automotive

EV Charging Station – take out of the parking schedule as it is an accessory use.

Institutional

Take out:

Civic Center

Educational Institutions greater than 100 acres - seems to mean a college

Fraternity and Sorority Houses

Leave in:

Dormitories – should become an accessory use of an Educational Center, Definition for Dormitories needs to be updated.

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Take out:

Educational Institutions (Colleges/Universities)

Combine – Senior High School and Vocational or Trade School. Typo in second bullet. Should be “of” not “or”. Decrease the parking requirement for these uses from 4 students to 6 students of design capacity in the third bullet.

Municipal /Utility

Take Out: Bus Passenger Shelter

Add (excluding small cell posts) to the “Communications Facilities/Personal Wireless Service Facilities and/or Tower” use title.

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Recreation

Take Out:

Amusement

Airport

Drive-in Outdoor Theater

Clubhouses and permanent meeting places of veterans, business, civic, fraternal, labor, and other similar organizations. This use is only found in the parking schedule and is not connected to any district. This use needs to be defined, we need to decide where they can be put and we need to develop appropriate standards. **The ZRC decided to leave it as is for now and address this issue when we move to the residential districts.**

Golf Course – Kish felt they require a great deal of water and fertilizer which makes them undesirable from an environmental perspective. Sherman felt the use should be left in to provide an alternative which allows open landscape that would be maintained for land not being used for agriculture. If left in, Kish stressed the need to create standards. **ZRC decided like Clubhouses, Golf Course should be left in and addressed when we move to the residential districts.**

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Take Out:

Playgrounds

Tourist Home

Residential

Take Out:

Dwelling Seasonal

ZRC decided *Boardinghouse/Rooming House* should be left in and addressed when we move to the residential districts.

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Dwelling, Multifamily – Change 1 to 1.5 space / dwelling unit with studio or one-bedroom.

Family Home/Family Care Home – Agresta said it was an antiquated, inappropriate term. ZRC confirmed it was referring to Group Homes which we do have in North East. **The definition needs to be updated.**

Home Occupation – typo: put a + in front of 1 space. It was noted these parking standards do not address client traffic. ZRC decided to add 1 additional space.

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Retail

Delete Crematory after Funeral Home as we decided it is a prohibited use.

Delete Vape Store and Any Tobacco Specialty Business as it is a prohibited use.

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Warehouse/Commercial Industry

Decided to take all the prohibited uses out.

ZRC Working Draft Amendments – Prohibited Uses dated March 7, 2024

Schroeder questioned prohibiting *Quarry, Sand Pit, Gravel Pit, Topsoil Stripping*. She used the example of a farmer who needed to take a drumlin out of a field, not being able to sell the resulting gravel. NYSDEC does have regulations for larger amounts of fill. Mining operations from which fewer than 1,000 tons or 750 cubic yards, whichever is less, of a mineral is removed for sale, exchange, or other use during a 12-month period is exempt from NYSDEC permit requirements. Agresta said the town should have a mining law if it wants to allow and regulate mining amounts under the NYSDEC threshold. Otherwise, such activities could be prohibited.

ZRC Working Draft Amendments – Yard Standards dated March 7, 2024

Greenwood presented the following list of main streams in North East.

Webatuck Creek
Wassaic Brook
Kelsey Brook
Shekomeko Creek

The ZRC agreed this is the list of main streams to be put in the code.

Public Comment

Sam Busselle – Busselle felt the ZRC is oversimplifying the approach to housing by focusing on incentives and rentals and multifamily housing. He mentioned the concept of inclusionary housing and cited the Copake code he had sent. Busselle views our lack of housing as being much more complicated and feels strongly that the town needs professional expertise to give us guidance to create the right mix of housing options.

The next Regular ZRC meeting is scheduled for April 1, 2024, at 4:30 pm.

Respectfully Submitted by
Edith Greenwood - ZRC Chair