

TOWN OF NORTH EAST ZONING REVIEW COMMITTEE MINUTES July 8, 2024

The Town of North East Zoning Review Committee meeting took place on Monday, July 8, 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, Meg Winkler, Ralph Fedele, Rob Cooper, and Rich Stalzer.

Review of Comments in Paul Van Cott (PVC) cover memo date June 2, 2024, and informal comments received from Dutchess County Planning sent June 6, 2024.

Agresta reported he has reviewed the PVC comments with Van Cott, and most have been incorporated in the next iteration of the draft code. **PVC wants to revisit the Affordable Housing and Incentives sections. PVC is also researching hunting preserves.** Agresta is working on revising the Use Tables for residential districts to match what we are using for non-residential districts. Once complete, Agresta will send the draft document back to PVC for review and comment before sending it to the ZRC.

Greenwood wanted the ZRC to discuss areas of the draft that the committee were still open issues. The first she raised was the **requirement that a Bar or Taven must include a restaurant.** Kish felt the issue had been decided. Greenwood made a case that since the state law required some food be available as a requirement to issue a liquor license, it would be more flexible if we dropped the restaurant requirement. A discussion followed and the **ZRC decided to leave it as is.**

Kish questioned **Building, Accessory Use Of - Section B (3)** of the current code being restricted to being housed in the main building. While the ZRC does not want to review the residential code any more than is necessary for our review of the non-residential districts, **it was decided to add change “main building” to “principal or accessory building” in Section B (3).**

Discussion of the DC Planning comments

Agresta pointed out the **DC Planning has an advisory role to assess the impact of what we are doing on neighboring communities.**

Agricultural Definitions – Culver and Schroeder agreed with the suggestion of Adopting NYS Ag & Markets Law definitions. ZRC questioned why in the draft cage-type poultry farms, nurse farms, and pig farms had been deleted from the definition of Farm on Page 10. Agresta told us that is what we had decided in the definition, and it allowed us to regulate or prohibit these activities. He went on to explain that DC Planning is suggesting we be silent on all uses. **Decided to leave as it is in the current draft.** Agresta questioned the need to have 10 acre minimum. Schroeder said this does not apply if the property is in an agricultural district which most of North East is. ZRC decided to leave it as is.

Car Wash – DC Planning suggested we define it and the ZRC decided we would prohibit them. Sherman suggested they be allowed as accessory use. Agresta asked if it was allowed in a gas station. **ZRC decided to leave them as prohibited.**

Accessory Apartment Definition, farmworker housing, Bed & Breakfasts and Short-Term Rentals – ZRC decided to defer discussion until the review of the residential districts.

Lighting – Agresta will review the changes Kish suggested we make to include BUG Ratings in Section 180-53 – Outdoor lighting.

Kish offered to review the existing telecommunications-related definitions and come back to the Committee with recommendations as to which definitions could be deleted.

DC Planning suggested we combine the Irondale District with the M-A Light Industrial District. The ZRC rejected that idea and wants to keep the two districts separate.

Agresta was directed to go through the 7-page informal comments from DC Planning and incorporate their technical suggestions where he felt they were appropriate.

Boulevard Districts

DC Planning suggested we reduce the four Boulevard districts into two, East and West. Agresta suggested we could consider going down to one. Regardless of what we decide, Agresta urged us to do everything possible to get a sidewalk from the Stateline all the way to the Village.

It was decided that the ZRC needed to have a workshop meeting to discuss the **DC Planning comments** regarding development on the boulevard. Their comments **are a significant departure from what the committee has developed.** Sherman disagreed with their approach and felt they didn't know our community that well. Kish commented that he felt the DC Planning department had been captured by the real estate interests. The committee agreed that the 2019 Comprehensive Plan had talked about an extension of the Village out to the boulevard but was vague about what that would constitute.

Downey expressed his perspective about the boulevard. He pointed out the topographical constraints that exist. On the north side the lots are shallow and on the south side, the farther into the parcels the more you get into unworkable land to develop. **He suggests that the buildings should be close to the road on both sides. Downey pointed to the Salisbury Bank building in the village as being a model of what we would like to encourage.** He feels such an approach is in keeping with the goal of the Comprehensive Plan to be an extension of the village.

Sherman felt it was important to have some vegetative relief in front of the buildings.

Public Comment

Meg Winkler – Her takeaway from the County comments was that the first impression when a potential developer reviews our draft regulations is that they see a complicated code and then just moves on. She went on to say that retail is almost dead. Personally, **Meg is against more storage facilities.** She wants to encourage housing more people, not storing more things.

Rob Cooper – **Pointed out that there are different types of car washes,** and he is concerned they are not going to be allowed in any form. He points out the need if you are detailing cars or at a dealership.

Kish requested and Greenwood agreed to put a discussion of Section 180–54 - Earth Materials Excavation, Deposition (filling), and Processing Activities – Page 99 on the next agenda.

The next ZRC Workshop is scheduled for July 22, 2024, at 7:30 pm.

Respectfully Submitted

Edith Greenwood - ZRC Chair