

**TOWN OF NORTH EAST ZONING REVIEW COMMITTEE
MINUTES
October 28, 2024**

The Town of North East Zoning Review Committee meeting took place on Monday, October 28, 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. Also in attendance were Will Agresta, and Chris Kennan.

**Discussion of Section 180-19 D - Alternative Land Use Development Performance
Modifications: Boulevard West and East Districts**

It was decided to choose Alternative A, the version that outlined in more detail the procedures involved with the review and approval of these standards.

Discussion of Section 180-18 – Residential Lot Clustering

Agresta reminded the ZRC that both VanCott and DC Planning suggested we convert the residential uses into chart form rather than leaving these uses in the individual sections. Agresta has provided us with the additional charts. In doing this, the Clustering piece was leftover, and he felt it does not belong in the charts. To address this problem, he has drafted new language for Section 180-18.

Agresta points out that is the current code, specific density bonuses are identified for each of the residential districts. He questions the concept of allowing density bonuses in the clustering section of the code as the purpose of clustering is to reduce infrastructure costs and to allow for open space. **The committee agreed that the references to clustering density bonuses that appear in the current code be removed from the draft.**

Discussion of Section 180-58 – Home Occupation

The ZRC reviewed the new language Agresta provided. Kish did not like the extensive list of permitted occupations and the reference to only a few prohibited activities. **The committee directed Agresta to rewrite his draft language to mirror the intent of what is in the current code.**

It was decided the Home Occupation section needs additional work and should be flagged for future review. **The committee also suggested that the 2019 Comprehensive Plan be revisited.**

Sidewalks

Kish asked to revisit the ZRC decision granting the Planning Board discretion as to when sidewalks would be required. He pointed out that our 2019 Comprehensive Plan clearly states sidewalks should be required in the boulevard district. Discussion followed as to how to make such a requirement work when done on a parcel-by-parcel approach. **The ZRC suggested that an overall sidewalk plan for the boulevard be drawn up by the Town.**

The question of how to define a “major” versus a “minor” site plan modification application was discussed. It was suggested we use a percentage of the current assessed value of the parcel or use a dollar amount, adjusted for inflation, to trigger the sidewalk requirement.

The committee decided to define a major site plan modification as an application where the project cost is \$250,000 or more, adjusted for inflation.

Public Comment

Chris Kennan – Thanked the ZRC for its work over the past four years.

Respectfully Submitted
Edith Greenwood - ZRC Chair