

**Town of Red Hook Zoning Review Committee
Meeting Minutes
May 10, 2007**

CALL TO ORDER

The meeting was called to order at 7:35 p.m. by Michael Carr, Chairman

Members Present -

Michael Carr, Esq., Chairman-Zoning Review Committee; Sue Crane Town Board Liaison; Steve Cole-Zoning Enforcement Officer; John Douglas-Zoning Appeals Board; Sam Phelan-Planning Board; Linda Page-Economic Development Committee; Chuck Simmons; Susan Simon

Members Absent-

Robert McKeon-Chairman-Agriculture & Open Space Committee;
Brenda Cagle-Chair.-Conservation Advisory Committee

A discussion took place regarding the submission of the meeting minutes. The minutes will be submitted by Michael Carr, Chairman.

Michael Carr opened the floor to any changes in the April minutes. Under the Adult Entertainment topic, John Douglas commented that he does not remember Robert McKeon saying anything about "light industrial". Sue checked her notes and did recall Michael saying he was going to look into it & Michael Carr also remembers someone saying they would look into it. John requested that bullet #4 under Adult Entertainment on page 1 be changed to read as follows:

"John Douglas suggested that the property south of Hannaford be considered for Adult Entertainment" purposes. This may be a possible location for this type of business, if the need were to arise. Robert McKeon will look into this parcel of land and find out exactly where "light industrial" zoning exists."

The April Minutes were approved by Michael Carr with the above changes.

NEW BUSINESS

Michael Carr brought up the recent Transfer Tax Passage and a lengthy discussion of that passage took place.

Town of Red Hook Zoning Review Committee

Page 2

OLD BUSINESS

Parking Standards

Sam received some information from NYS Parking Regulations regarding Parking Standards and he needs to sort through it. He advised the committee that the Town Board simplifies the number of categories of enterprises that you have so you do not worry about retail store verses restaurant verses whatever. It breaks it down into three or four different categories of enterprises, companies, businesses and then it essentially cuts the standard. Sam thinks the numbers are going to come in 20 percent below what we are currently. If you have a retail operation with X number of square feet and it caused you to have 40 parking spaces, this new standard will have it come in with 32 or so. Sam has the language for this and is going to have a summary for the committee at the June meeting.

Roads & Scenic Highways

Michael Carr made reference to the Greenway Connections which mentions that River Road is a scenic highway and asked if this is a County designation. Sue Crane advised that there are a lot of scenic highways in Red Hook and she believes that it is an Open Space designation but does not think that they have been mapped and that is the problem. Sue asked if there is a map that designates all of the scenic roads and Sam advised that CAC came up with a map but it is not official. Sue stated that an "Official" map is needed.

Sam informed the committee that within the last 12 months CAC remapped and did descriptions for why each road was designated a scenic road.

John Douglas questioned why certain bridges on the map are designated "scenic". Sam does not know anything about scenic bridges, only roads.

Susan Simon questioned how this designation affects a landowner's property & John replied that there are rules that have to be adhered to as to what you can and cannot do with your property once it is designated as "scenic".

Sam and Sue Crane informed the committee that a document does exist which maps the scenic roads specifically and it specifies the reason why that particular area was designated as a scenic road. Section **143-4 A** is the only restriction that Sam is aware of that applies to scenic designation.

Sue Crane will contact Brenda and see if there has been any movement to adopting an official map. Bill O'Neill may have to be contacted.

Town of Red Hook Zoning Review Committee

Page 3

Zoning of Aerodrome

Michael Carr asked Sue Crane if the road near the Aerodrome was, in fact renamed. Sue will follow up with Sue McCann on this.

Development on Undersized Lots & Setbacks for Sheds

Steve Cole distributed a memo to the committee from Bob Fennell, ZEO on *Section 143-13 A (4) Development on Undersized Lots*.

Michael Carr suggested that the above two topics be discussed at the June meeting.

Linda suggested that the committee go through the file of documents John Douglas provided from the 2003 ZRC and go through each document and vote each topic up or down.

Michael suggested this be done at the June meeting.

Adult Entertainment

AE needs to be tackled soon and the ZRC needs to deal with the question of where is the business going to be located?

Zoning Review Committee Priorities

- Multi-family dwelling & why they are not allowed in R3 & R4
Correct the Language
- Discuss previous ZRC issues along with Intermunicipal Task Force Report
- Inclusionary (sp?) Zoning (Workforce Housing) – Linda Page will gather information on this program in effect in Westchester and present it to the committee
- Sue Crane will obtain the Intermunicipal Task Force Report for the June meeting

John Douglas made a motion to not hold a July Meeting. Motion accepted by the committee.

The meeting adjourned at 9:15 p.m.

NEXT MEETING - June 14, 2007 – 7:30 p.m. Town Hall Conference Room

Respectfully submitted

Michael Carr
Chairman – Zoning Review Committee