

**Town of Red Hook Zoning Review Committee
Meeting Minutes
June 14, 2007**

CALL TO ORDER

The meeting was called to order at 7:40 p.m. by Michael Carr, Chairman

ROLL CALL

Members Present - Michael Carr, Esq.-Chairman-Zoning Review Committee;
Sue Crane-Town Board Liaison; John Douglas-Zoning Appeals Board;
Robert McKeon-Chairman-Agriculture & Open Space Committee;
Linda Page-Economic Development Committee;
Brenda Cagle-Chairperson-Conservation Advisory Committee;

Members Absent - Steve Cole, Zoning Enforcement Officer; Sam Phelan, Planning Board;
Chuck Simmons; Susan Simon

OLD BUSINESS

Draft Minutes of May 10, 2007: Chairman Michael Carr asked for any corrections. Corrections of draft minutes will be made and forwarded to all ZRC members.

§ 143-79 - Cultural Facilities – Rhinebeck Aerodrome – Norton Road

Michael Carr questioned whether or not the renaming of Norton Road was, in fact, taken care of.

Sue Crane reported that she has checked with Sue McCann and the Norton Road stub that comes out on Route 199 has not been changed to be named Norton Road - it is still named Orlich Road which puts the Aerodrome out of compliance with the regulation.

Robert McKeon questioned why this renaming is necessary. Sue Crane advised that it has to do with compliance. Linda Page then questioned why Rhinebeck does not have to rename Stone Church Road at the other end—why would Rhinebeck not have to handle this and questioned is this a Town Regulation? Sue Crane advised that it has to do with a memo dated October 23, 2002, from Paul Fredericks, Chairman – Zoning Review Committee at that time, stating, quote:

“the one little glitch is that Norton Road does not officially end at 199.

Cultural facilities (e.g. libraries, art galleries or museums) shall be allowed by special permit in **all** the LD, H, and I Districts, provided that:

- B. Access shall be provided either directly from a state or county highway or by a through street with at least one point of connection with a state or county highway.”

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Sue Crane advised that the problem is that Norton Road is not a through road. Sue seems to think that this is grandfathered in.

Linda Page mentioned that this is a pre-existing condition and by changing the name of the road now you have to factor in that you now would have to change 911 addresses for a couple of those properties that are on that road. Linda asked why this can't just be accepted as a pre-existing condition. Sue feels that accepting it as a pre-existing condition is what the ZRC should do.

Linda Page made a motion that it be accepted as a pre-existing condition.

Sue would like to recommend to the Town Board that the Aerodrome is understood to be a Cultural Facility and preexisted the current regulation, therefore, because it was preexisting it should be grandfathered in. Michael Carr will send a letter to the Town Board addressed to Marirose Blum Bump.

After a lengthy discussion regarding the location of cultural facilities, Sue Crane recommended, and proposed the wording under Cultural facilities read as follows:

“Cultural facilities (e.g., libraries, art galleries or museums) may be allowed in **B1**.

1. By special permit in **RD3, RD5, H, LD and I Districts**, provided that:”

The Committee agreed that they would think about and discuss the above further before any definite changes are made.

§ 143-136 Procedures - § 267 A

Michael asked if the procedures for the Zoning Board of Appeals Meeting quorum was ever changed. It was changed as indicated below:

FROM:

An affirmative vote of at least three (3) members;

A favorable vote of a majority plus one, i.e., of at least four (4) members

TO:

An affirmative vote of at least (4) members;

A favorable vote of a majority plus one, i.e., at least (5) members

Robert McKeon requested that the language ***not*** consist of numbers. The committee agreed that the wording should be “**simple majority**” and “**super majority**”. A request will be made to the Town Board to initiate this change. A request will also be made that the glossary defines **simple majority** and **super majority**.

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§ 143-96 Restaurants

A lengthy discussion took place regarding the definition of restaurant and the change that was proposed to include **“if alcohol is sold then a license from New York State for the sale of alcoholic beverages and their consumption on the premises, shall be obtained”**.

The committee decided to keep the food/liquor license language and definitions.

§ 143-88 Conference Centers

The committee looked at the question of the present requirement of 50 acres being too large. ZRC would like the acreage to be reduced to 25.

It was agreed that more time is needed to discuss Conference Centers.

Linda Stoddard made a request to be included on all ZRC distribution lists so she receives e-mails and is kept informed as to what is taking place on the committee. Linda also requested that if someone needs copies for distribution could they please e-mail her with their request & put your document to be photocopied in the ZRC mailbox located in the stationary closet (pocket folder hanging on the wall). Linda's e-mail address is zoningreview@redhook.org.

A discussion took place regarding the July & August meeting. A request was made by Linda Page to meet in July **but not** in August because there is a lot going on in terms of issues that should be addressed sooner rather than later. Robert requested that Linda circulate an e-mail and get a count on who can attend the July meeting and see if we have enough for a quorum. Linda will send an e-mail to all committee members.

NEXT MEETING - July 12, 2007 7:30 p.m. Town Hall Conference Room

ADJOURNMENT

Michael Carr requested a motion for adjournment. A motion to adjourn was made by John Douglas, seconded by Linda Page -- all were in favor. The meeting adjourned at 9:05 p.m.

Respectfully submitted,

Michael Carr
Chairman – Zoning Review Committee

JULY AGENDA ITEMS

MAKE DECISION ON:

1. Cultural Facilities and where they are located
2. Discuss Conference Centers and all of the wording regarding Conference Centers
3. Accessory Structures