

**Town of Red Hook Zoning Review Committee
Meeting Minutes
July 12, 2007**

CALL TO ORDER

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

ROLL CALL

Members Present - Michael Carr, Esq.-Chairman-Zoning Review Committee;
Sue Crane-Town Board Liaison; Steve Cole-Zoning Enforcement Officer;
John Douglas-Zoning Appeals Board; Linda Page-Economic
Development Committee; Sam Phelan-Planning Board;
Brenda Cagle-Chairperson-Conservation Advisory Committee;
Susan Simon

Members Absent – Chuck Simmons

OLD BUSINESS

Rhinebeck Aerodrome

Linda Page questioned why the Orlich Road spur off of Norton Road that connects Route 199 to Norton Road is a zoning issue. Sue explained that it is a zoning issue because the Aerodrome is understood to be a Cultural Facility. The pre-existing condition topic arose and John Douglas explained that the Aerodrome came to the Town for assistance and help in solving the dilemma that **they** have. Since it does not meet the Town's Regulations, certain entities do not consider things that are "grandfathered in" because they do not meet the present code. Therefore, it is a question of fund-raising and grants in order to try to keep the Aerodrome in good condition with the appropriate facilities, upkeep, etc., new facilities that they would like to have for their planes, etc., they would like to receive some grant money. Linda Page quarried whether or not they are closed because the sign is covered-- Sue recommended that the Committee not spend a lot of time on this item since it is "their" (the Aerodromes) problem and the Town Board has not heard anything on this topic in a year.

Restaurants, Bars & Taverns

Language issue – The committee decided that they were going to make the change even though there might be surplussage to refer to licensing.

Majority & Supermajority – The committee decided that we were not going to put numbers in.

Both of the above issues need to go forward to the Town Board for an "okay".

NEW BUSINESS

Cultural Facilities

The Committee agrees that Cultural Facilities (the Aerodrome) are well defined and if changes need to be made they we will make a recommendation. Michael feels that taking action could be a real problem and suggested that we wait and see whether it is required and see if the Aerodrome continues to operate. **The Aerodrome issue of State or County Road direct access shall remain “Status Quo”.**

143.88 Conference Centers

Discussion took place on the location of Conference Centers/Hotels in **LD or LI** . Sue Crane stated that the restrictions of those identified zoning districts would keep a Conference Center/Hotel out of those districts. John Douglas feels that the ideal location for Conference Centers/Hotel would be in the vicinity of Bard College or somewhere near Hannaford. John feels that near Hannaford would be an appropriate location because between Metzger Road (Old Route 9) and Hannaford on the East side there is not a lot of residential.

Sue Crane informed the committee that Doug Moet, possibly Chuck Simmons and Leon Botstein explored the possibility of a Conference Center with Bard College and Doug said there would be no way we would consider supporting a conference center if it were not a tax-producing property. They considered it and said “no”— they are not interested in doing it at all—not under those circumstances or any circumstances at all, therefore, that puts Bard out of the question. Sue advised that we have nowhere in that corridor that is a practical place to even try to get someone to come in.

Susan Simon recommended that the Skypark property would be an ideal location. Linda Page explained to the committee that it would make the most sense to have the location be in a North/South corridor because if we can capitalize on the state properties that are North of us and the Historic properties that are South of us and all that is going on in Red Hook, then maybe we can start to grow the same kind of a reputation for Red Hook that Rhinebeck has.

Sue Crane asked the Committee what they thought of making a suggestion to the Town Board for a Hotel/Motel/ Conference Center or any combination thereof in at least two (2) locations North or South of the Village and see what happens and let the developers sort it out. Per Sam, rezoning in the **R1** and **R15** areas may have to be considered.

Robert McKeon voiced that we would end up with a strip development of one town to another where Route 9 just becomes endless commercial where you do not know what you have just entered. Linda stated that this would not happen if you had setbacks.

Town of Red Hook Zoning Review Committee

Page 3

Robert McKeon stated that he would like to see it in the Village itself and stated that the Village Trustees want it there and want whatever can be located in the Village to be there to help make their Village vibrant, that is why they are rushing for two (2) locations for their hotels. They want to make it know that they want this.

Steve Cole made a suggestion that we invite the Village to our meeting sometime in the future and find out what they have in mind and get some of their ideas. All agreed that this would be very beneficial and it is time to start bringing the Town and Village together so everyone is not wondering what the other is doing and create cohesiveness.

The acreage requirement of 50 minimum acres was brought up and the Committee agreed that a minimum of 50 acres is too much. Sam recommends decreasing the minimum amount of acreage that is required and increase the coverage that is allowed. Sam feels that we should be taking these Hotels/Motels/Conferences Centers, or any combination thereof, that are not allowed in the core of **B1, R1, and R15** right now and we should change that and bring them into the center which would mean changing the zoning of areas **B1, R1 and R15**.

Sue Crane asked if it would make sense to design the language such that you would not prohibit a Conference Center from the same space as a Hotel—it would be allowed but not necessary, i.e. the Hotel would not be necessary to the Conference Center nor the Conference Center necessary to the Hotel or Motel. Could it be either/or and have the same language apply to everything? -- Either/or or both?

NEXT MEETING - Thursday, September 13, 2007 – 7:30 pm

ADJOURNMENT

Michael Carr requested a motion for adjournment. A motion to adjourn was made by Sue Crane, seconded by Brenda Cagle--and all were in favor. The meeting adjourned at 9:10 p.m.

Respectfully submitted

Michael Carr
Chairman – Zoning Review Committee

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Attachments