

**Town of Red Hook Zoning Review Committee
Meeting Minutes
July 24, 2008**

CALL TO ORDER

The meeting was called to order at 7:45 p.m. by Susan Simon – Chairwoman

ROLL CALL

Members Present - Susan Simon-Chairman-Zoning Review Committee;
Steve Cole-Code Enforcement Officer; Robert McKeon-Chairman-
Agriculture & Open Space Committee; Paul Fredricks -Economic
Development Committee; Sam Phelan-Planning Board; Anne Rubin –
Conservation Advisory Committee; Marcy Appell-Community
Representative

Members Absent - John Douglas-Zoning Appeals Board; Chuck Simmons-Community
Representative; Harry Colgan-Town Board Liaison;
Brent Kovalchik-Village Board Liaison; Tom Cordier-Mayor-Tivoli

Paul Fredricks has officially been assigned to the Zoning Review Committee representing the
Economic Development Committee.

OLD BUSINESS

The June minutes were reviewed. Chairperson Susan Simon made a motion to approve the
minutes as submitted; seconded by Marcy Appel – **ALL IN FAVOR. OPPOSED-NONE.**
June Minutes accepted as submitted.

Parking Regulations

Sam referred to the regulations he previously distributed from the Town of Warwick and
suggests we plagiarize them and modify them as we see fit. Sam referred to the information he
has received from Anne Rubin regarding runoff and detention.

Anne Rubin spoke on what is referred to as “low impact design” for parking lots which includes
best management practices such as permeable paving, which she does not think would be
indicated for Red Hook if it were over the aquifer area. Also grid paving which is a paving
material interspersed with vegetative sections. Other solutions involve vegetative strips at the
front end of each parking space --- studies have been performed and the results have shown that
this is where the most toxic water and chemicals come out of the vehicle toward the front so they
are replacing the front end of each parking space with the vegetative strip with filtering media
underneath it in order to do a basic treatment. This does three things: 1) improves recharge; 2)
1st level treatment of the run-off is being done so that the most toxic waste is going into the soil
and bonding with the soil and also being filtered through sand and gravel; 3) you are changing

ZONING REVIEW COMMITTEE

Page 2

The drainage pattern so a typical drainage pattern with an impervious surface, i.e. a parking lot – the water runs across it like a sheet – very quickly – and anything that is at the edge of it is going to be subject to weather and erosion, increased turbidity in that water as it picks up more soil particles so it changes the drainage pattern so that you are reducing flooding and run-off.

Susan questioned the purpose of the committee looking at this - is it to modify existing parking or set standards in place for future parking, or both? Sam informed the committee that it is for both. The parking specs in our current regulations are bare bones – there are not a lot of standards. The only real standards that are specified are the ratios – if you have this amount of retail space, you will need this amount of parking.

Currently, we have no set back requirement from the road for parking. This new requirement would move the parking back off of the road and would require vegetation.

The next step is for the committee to review the Town of Warwick Plan and in doing so, integrate the information Anne has provided. Sam and Anne will meet and work on this and come up with a section on surfaces, spaces, numbers, etc. Robert suggests at looking at the possibility of taking down the standards as low as possible without being too permissive. He would like to see the committee encourage getting rid of as much blacktop as possible and look at the notion of having some spillover for things like plowing. The design of Centers & Greenspace is to permit shared parking. Susan would like to see more beautification and ambiance as you enter the Town - make the parking lots such as Napa Auto Parts and Bottini more attractive.

Anne spoke on information she received at a conference on “The Green Parking Lot”. State of the art “everything” was incorporated into this parking lot. They not only made it Green but the made it beautiful in design to blend in and this is an important consideration. The designs incorporate the grid paving with vegetative areas so it is not just a giant swath of grid.

Sam would like to define overflow areas, shared space allowances, and runoff capture and breakup. He and Anne will deal with those 3 issues and he asked to Committee to deal with the regulations and research the requirement for number spaces and bring that back to the committee. He requested the Committee take a look at the landscaping requirements. Sam wants to make sure that do not make mistakes that are going to be onerous for new businesses.

Robert offered to get in touch with the Town of Warwick Planning Board Chair and see how this Warwick Plan is working out for them. All Committee members were asked to read “The Warwick Plan” and prepare to discuss it at September’s meeting.

ZONING REVIEW COMMITTEE

Page 3

Commercial Vehicles

Steve reported that there have been a number of complaints on commercial vehicles being parked in driveways such as tow trucks, plumber's vehicles, and contractor's vehicles, commercial pickups, and vans with lettering in the R1.5 Districts which include Forrest Park, College Park, Linden Acres or subdivisions. Steve would like the committee to address what we can do about a commercial vehicle in a residential district. This brings up the question of in-home occupation.

Steve read the definition of a commercial vehicle (143-42) which reads as follows:

“A commercial vehicle is a vehicle of more than 1-ton capacity used for the transportation of persons or goods primarily for the gain or a vehicle of any capacity carrying a permanently affixed sign exceeding one (1) square foot in area or lettering of a commercial nature”.

Steve will re-write **143-42-Commercial Vehicles** to include length, weight, plates and lettering.

Marcy will look at “in-home occupation”.

Susan recommended Steve and Marcy communicate with each other on the Commercial Vehicles and in-home occupation subjects and have these two topics in order for discussion at September's meeting

Susan recommends closure on these above subjects before addressing a new subject. All agreed that from here on the Committee will not open a new topic until all previous topics are completed.

There will be no meeting in August.

NEW BUSINESS

NEXT MEETING – Thursday, September 11, 2008 – 7:30 p.m.

ADJOURNMENT

A motion to adjourn was made by Steve Cole, seconded by Susan Simon - **ALL IN FAVOR**.
The meeting adjourned at 9:15 p.m.

Respectfully submitted,

Susan Simon
Chairman – Zoning Review Committee

ZRC.doc

AGENDA

PARKING

COMMERCIAL VEHICLES

DENSITY, SHEDS, WATER BONUS (Public hearing on 8/12/08)