

**DRAFT**  
**Town of Red Hook Zoning Review Committee**  
**Meeting Minutes**  
**March 12, 2009**

**CALL TO ORDER**

The meeting was called to order at 7:37 p.m. by Susan Simon - Chairperson

**ROLL CALL**

**Members Present** - Susan Simon-Chairperson-Zoning Review Committee;  
Sam Phelan-Planning Board; Steve Cole-Code Enforcement  
Officer; Marcy Appell-Community Representative;  
Chuck Simmons-Community Representative;  
Tim Ross (representing John Douglas-Zoning Appeals Board);  
Doug Dundas-Tivoli Liaison

**Members Absent** - Paul Fredricks –Economic Development Committee;  
Anne Rubin -Conservation Advisory Committee;  
Brent Kovalchik-Village Board Liaison

**Also Present** – Robert McKeon- Town Board Liaison;

**OLD BUSINESS**

The Minutes of the February meeting were reviewed. Sam Phelan made a motion to approve the minutes as submitted; seconded by Susan Simon. **ALL IN FAVOR.** February minutes accepted as submitted.

**Committee Reappointments**

Susan Simon informed that committee that, except for Marcy Appell and Anne Rubin, all members are up for reappointment. Susan Simon, Sam Phelan, Steve Cole, Chuck Simmons and John Douglas are all interested in continuing on the Zoning Review Committee. Paul Fredricks is no longer interested in continuing on the Committee, therefore, a replacement for the Economic Development Committee needs to be obtained.

**Parking Regulations**

Sam questioned Tim Ross on the setback requirement. Is it the Planning Board's authority or should this only be done via the Zoning Board? Tim informed the committee that it makes sense to give the Planning Board some authority; otherwise people are being sent back and forth between boards, which is undue process. Tim noted that if the Zoning Board could handle it all in one shot, that would make the process easier for the applicant, particularly when it is a business trying to get into Town.

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Tim questioned the 250 square feet per parking spot. On page 4 it states “the typical parking space is 9x18 or 10x20”. If you start putting 250 square feet, these parking lots are going to become huge. Tim stated that there is a conflict here because the next line states “the minimum space shall be 9x18”, which is not even close to the 250 square feet. Tim feels that if the 250 feet is taken out then it reads fine – Sam is fine with deleting it.

Discussion on Parking Regulations will resume at March’s meeting with the above revisions made. Anne will provide any information that she has in terms of runoff. Then this will be sent to the Board and the Town Attorney for review.

**Liaisons**

The liaisons have requested to have voting rights on this committee. The Zoning Review Committee would like to make a request to the Town Board to expand the membership by two (2) to allow the representative from the Village of Tivoli and the representative from the Village of Red Hook to have voting rights on this Committee.

Marcy Appell made a motion to send a letter to the Town Board requesting the above; seconded by Steve Cole. **ALL IN FAVOR.** Motion approved.

**Commercial Vehicles**

The issue of commercial vehicles was discussed at length. A concern is that now a truck for your own personal use, not for business use, can easily be longer than 20 feet and weigh more than 10,000 lbs. if you have an extended cab and an eight foot bed. The Committee agreed to change the definition of a Commercial Vehicle to:

- 1) Greater than **24** feet in length.
- 2) This included any load on the vehicle or tagalong equipment or trailer hitched to the vehicle greater than **24** feet in length and/or greater than 102 inches wide.
- 3) Weighted at over **18,000** lbs. gross vehicle weight and not licensed as a recreational vehicle.
- 4) – 7) Remain the same.

Steve Cole made a motion to change the definition as noted above and present same to the Town Board; seconded by Chuck Simmons. **ALL IN FAVOR.**

Steve Cole will provide a copy of the Commercial Vehicle changes to be presented to the Town Board for review.

**“I” Zoning District**

Susan Simon requested Steve Cole notify the Town Board, in writing, that the color code on the map for the “I” Zoning District does not match the original, due to a printing error. No action is required by the Town Board. Steve agreed to notify the Board.

**Adult Entertainment**

Susan Simon would like this Committee to come to some type of Resolution on Adult Entertainment. Susan asked the Committee if they would like to place this on the Agenda for next month’s meeting so we can have some type of policy in place.

**NEW BUSINESS**

**Red Hook Code § 143-136 Procedures (Page 143:178)**

Tim Ross noted that there is an error in the above code under **A. Meetings**. Tim has updated this four times but it has never been corrected. It should read as follows, due to our Town having 7 member boards:

A. “Meetings. Meetings shall be held at the call of the Chairman or at such other times as the Zoning Board of Appeals may determine. A quorum shall consist of a majority of the members, but in order to reverse a decision of the Building Inspector or the Zoning Enforcement Officer or to authorize a variance, an affirmative vote of at least **four** members shall be required. A favorable vote a majority plus one, i.e., of at least **five** members, shall also be required.....”

This will be presented to the Town Board requesting that the change be made.

Marcy Appell made a motion requesting Susan Simon, Chairperson, meet with Supervisor Crane regarding the Zoning Review Committee’s reluctance to address Adult Entertainment.

*Did anyone 2<sup>nd</sup> the motion and was this voted on or was it decided to not make a motion?  
Please advise me—thanks, Linda.*

**NEXT MEETING - Thursday, April 9, 2009-7:30 p.m. – Conference Room**

**ADJOURNMENT**

A motion to adjourn was made by Marcy Appell, seconded by Sam Phelan.  
**ALL IN FAVOR.** The meeting adjourned at 8:50 p.m.

Respectfully submitted  
Susan Simon  
Chairman – Zoning Review Committee