

**Town of Red Hook Zoning Review Committee
Meeting Minutes
January 14, 2010**

CALL TO ORDER

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

ROLL CALL

Members Present - Susan Simon-Chairperson-Zoning Review Committee;
Sam Phelan- Planning Board; John Douglas-Zoning Board; Chuck Simmons-
Community Representative; Steve Cole-Code Enforcement Officer; Marcy
Appell-Community Representative; Bill O'Neill-Town Board Liaison

Members Absent - Anne Rubin -Conservation Advisory Committee

Liaisons – Doug Dundas -Tivoli; Brent Kovalchik-Village Board Liaison;
Bill O'Neill - Town Board Liaison;

OLD BUSINESS

The Minutes of the June 11, 2009, meeting were reviewed. Marcy Appel made a motion to approve the minutes as submitted; seconded by Chuck Simmons. **ALL IN FAVOR. OPPOSED - NONE** . Minutes accepted as submitted.

Chairperson Susan Simon started the meeting off by opening up the floor to a discussion of items that were removed from the Agenda, beginning with **Construction of Fences on Property Lines**. Steve Cole informed the Committee that this is no longer an issue. The second item is **Vendor Licenses** – Steve advised that this is also no longer an issue. Thirdly is **Vehicles Being Used as Signage** – after doing some research, it was determined that the vehicle in question was not out of compliance.

Solar Panels – Steve informed the Committee that at this point in time, there are no regulations regarding the installation of Solar Panels, leaving it open that they can be constructed anywhere. Susan feels that this Committee needs to recommend something to the Zoning Board of Appeals on this subject. Steve reviewed his notes from the June meeting where the ZRC was going to require a Site Plan in all zoning districts for free-standing panels – roof panels do not pose a problem. The Board will do research and come to the February meeting with ideas to enhance the current Standards in Article 143.37, Chapter 742 of the Laws of 1972 of the State of New York of the Zoning Law so it can be presented to the Zoning Board.

Windmills – Site Plan required – do not want these located in front yards. There is also a noise factor associated with wind mills. The suggestion was made to combine Solar Panels and Windmills in an “Alternative Energy” category because this may come up and there needs to be a criteria set.

Page 2

Sam feels that a Special Permit should be required and make the Standard that there will be no Solar Panels located in the front yard. Susan commented that we cannot leave the field wide open, which is how it is now -- there have to be restrictions.

Parking Regulations

The first order of business at the February meeting will be to discuss the Parking Regulations and then Sam will submit the Draft Parking Regulations to the Zoning Board of Appeals, Planning Board and Intermunicipal Task Force for their review and feedback. This committee will then submit it to the Town Board for approval.

NEXT MEETING - Thursday, February 11, 2010

ADJOURNMENT

A motion to adjourn was made by Chuck Simmons, seconded by Marcy Appell- all were in favor. The meeting adjourned at 8:47 p.m.

Respectfully submitted

Susan Simon
Chairman – Zoning Review Committee

ZRC.doc