

**Town of Red Hook Zoning Review Committee
Meeting Minutes
April 8, 2010**

CALL TO ORDER

The meeting was called to order at 7:42 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;; Anne Rubin -Conservation Advisory Committee; Christopher Klose- Economic Development Committee; Doug Dundas –Village of Tivoli Trustee; Bill O’Neill-Town Board Liaison

Members Absent - Steve Cole-Code Enforcement Officer; Marcy Appell-Community Representative; Lindsay Shute – Ag. & Open Space Committee; Brent Kovalchik-Village of Red Hook Trustee

Liaisons - Bill O’Neill - Town Board Liaison;

Susan Simon opened the meeting by welcoming the newest member of the Zoning Review Committee, Christopher Close-Economic Development Committee representative.

Susan also announced the appointment of Lindsay Shute-Ag. & Open Space Committee representative. Susan will be in contact with Lindsay and fill her in on what the Zoning Review Committee entails.

OLD BUSINESS

The Committee did not meet in February and March, 2010, due to lack of a quorum.

The Minutes of the January 14, 2010, meeting were reviewed. Susan Simon made a motion to accept the minutes as submitted; seconded by Chuck Simmons. **ALL IN FAVOR. OPPOSED - NONE** . Minutes accepted as submitted.

Susan confirmed with Bill O’Neill and made the announcement that the Town Board approved that the Village Liaisons do have voting rights, which brings the total number of voting members to 11 and the quorum requirement a total of 6.

Parking Regulations

Susan led the Committee into the discussion of the parking regulations and announced that Sam Phelan is prepared to present what is necessary for the Committee to review and, if appropriate, approve same so it can be passed on to the Planning Board and ultimately to the Town Board.

The Regulations this committee has been working with are from the Town of Warwick, having been modified to a small degree. The objectives are to try to lessen the amount of parking spaces that are going to be required for businesses and institutions that are establishing facilities within the Town of Red Hook. This is being done by lessening the number of spaces required per square foot and by allowing offsets for shared facilities. The goal is to try to make it easier for businesses to adhere to the Parking Regulations. There are some more restrictive things in the document that have become best practice in planning circles, the primary one being that if you are a business or an institution, parking needs to be to the side of the business or to the rear of the business—you are not allowed to put it out in front, between the road and the front of the building of the business. This is a restriction that is new for Red Hook. This plan also generates more landscaping which offsets the square footage savings for pavement by having a higher density.

John Douglas has a lot of questions that need clarification. The Committee went through the questions that John Douglas has proposed and it was decided that the questions being raised are up to the decision making of the Planning Board, not this Committee. Sam explained that the Building Code does not drive the Zoning Ordinance—it is another regulation that needs to be complied with, but parking is part of the Zoning Ordinance so the definitions of the Zoning Ordinance are going to drive.

Anne explained that the idea, as accomplished with the Centers & Greenspace, instead of driving through the Town and seeing a row of parking lots, you are going to see the business. Whether the part of the building that is the business facing the road has their main entrance there, a fire entrance, no entrance, or windows, that is up to the business owner—they can have the entrances and exits on the parking lot. This plan does not address that—this plan addresses the location of the parking lot within the parcel and its relation to the roads and any other properties.

John feels that the Plan needs to be cleaned up so that it is clearer regarding the front and side door entrance question. The committee will review the entire document and come to the May meeting ready to put this issue to the Planning Board. Sam agreed to get the Parking Regulations to the Committee the following week.

Anne Rubin reported that she went to the Connecticut NEMO website (non-point Education for Municipal Officials) at the University of Connecticut where they have decade's long programs

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where they are studying, among other things, storm water runoff, containment, infiltration, and aquifer recharge. They created a model parking lot ordinance for Northwestern Connecticut. There are some conditions such as steeper slopes that we may not have here in Red Hook but there were enough similarities that Anne felt confident we would be able to adopt their general provisions and “no net” runoff” standard. In previous discussion on this with Sam, they came up with the idea of looking for guidance in the language of a model ordinance that addresses the “no net runoff standard”. This ordinance lists the best management practices but it also uses language that indicates that the Planning Board is to refer to the most current best management practices.

At a Storm Water Runoff Conference sponsored by Westchester County Planning Office, attended by Anne, one of the main points made was that LID (low-impact design) which enhances on site infiltration and treatment of storm water flows, is evolving very, very quickly so it is important to have flexibility that you want in your zoning to allow the Planning Board to look at what is most current and most appropriate, not only for our Town but for that individual situation.

Anne read the Intent of Regulations that they have accepted:

“It is the intent of these regulations to require the use of Best Management Practices (BMPs) to minimize, treat, prevent and/or reduce degradation of water quality and flooding or flooding potential due to storm water runoff from parking. In all districts, all developments shall be designed to the extent practicable with the goal of no net runoff from the site. That is, the volume of runoff from the site after development shall not, to the extent practicable, exceed the volume of site runoff prior to the proposed development”.

Anne explained how important this is because when you begin to have more than 5% impervious surface cover, it reduces aquifer recharge and increases peak flows of your storm water runoff to the point where you are getting flooding, contamination, and turbidity, which causes eutrophication in surface water bodies. The Red Hook Water Resources Report, conducted in 2006 by the Chazen Companies, indicates that the HSG B soils that cover a large portion of the central aquifer area, and have the second highest recharge rate, experience a 25% reduction in recharge due to impervious surface cover in and around the Village. This results in a 12% reduction overall to the aquifer.

Sam is going to work on the Regulations and provide a new Draft to resume discussion on Parking Regulations and Susan would like the committee to be ready, by our June meeting, to move forward to the Board with Parking Regulations.

Solar Panels

John reported that he obtained the electric usage for the Town Hall and information on the solar panels. The Zoning Board has an application in front of them for solar panels. Susan asked if there are guidelines for Solar Panels. Steve previously reported that at this time, there are no guidelines for them.

Susan spoke to Douglas Passeri from Pine Plains who knows a great deal about wind energy and he is willing to attend one of our meetings and answer any questions we have regarding wind energy in our area. Susan is going to speak to Marcy about this. She feels that this is an area that this committee needs to be educated on.

Bill O'Neill reported that the Town Board appreciates all of the work that the Zoning Review Committee is doing but what the Board is looking for is any kind of recommendations that will come out of the work that this Committee has done and it if looks logical and makes sense and is supported, then it will happen.

NEXT MEETING - Thursday, May 13, 2010

ADJOURNMENT

A motion to adjourn was made by Chuck Simmons, seconded by Anne Rubin- all were in favor. The meeting adjourned at 9:20 p.m.

Respectfully submitted,

Susan Simon
Chairman – Zoning Review Committee