

**Town of Red Hook Zoning Review Committee
Meeting Minutes
March**

CALL TO ORDER

The meeting was called to order at 7:35 p.m. by Michael Carr, Chairman

ROLL CALL

Members Present - Michael Carr, Esq.-Chairman-Zoning Review Committee;
Harry Colgan-Town Board Liaison; Steve Cole-Zoning Enforcement Officer;
Robert McKeon-Chairman-Agriculture & Open Space Committee -Economic
Development Committee; Sam Phelan-Planning Board;
Brenda Cagle-Chairperson-Conservation Advisory Committee; Susan Simon;
Marcy Appel

Members Absent - John Douglas-Zoning Appeals Board; Chuck Simmons

Guests – Brent Kovalchik-Village Representative

OLD BUSINESS – The February minutes were approved as amended by Michael Carr,
seconded by Robert McKeon – all in favor.

Setback Rules for Sheds – John & Steve discussed the shed issue at February’s meeting and
John will present this at April’s meeting. This topic should be finalized at the April meeting.

NEW BUSINESS

Bonuses - Robert brought Sam up to date on the discussions that have taken place thus far
regarding the free giveaways in our code, many of which residents are not aware of. This can
severely impact the amount of development that can occur in an area or immediately next to
a residence, specifically in the 1 and 1.5 acre zones. Robert stated that in the Town of Red
Hook, if you look at where the R1 and R1.5 extend, this free giveaway is encouraging
development not in very targeted areas but it is encouraging development of giving
additional development potentials in areas that far exceed what would be the goal of the
Master Zone.

Robert is proposing that we eliminate the bonus and the formulas. He went over the map
with the committee to show exactly how much property is available for development.

Harry spoke on the Centers & Greenspace, whose intent is to make things “walkable” which
means that you draw a ¼ mile and ½ mile circle and you want most of the development in a
traditional neighborhood to be within a ¼ around the business center.

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Robert is recommending the following:

1. Remove Density Bonus for Central Water* in the District Bulk regulations:

Current Regulation:

R 1.5 with central water becomes 1 acre zoning (50% bonus)

R 1 with central water becomes ½ acre zoning (100% bonus)

Recommended Action - Delete in its Entirety

143-57 Multi-family dwellings (new construction) in R1 and B1 Districts

Current zoning regulation:

B. The number of permitted dwelling units may, at the discretion of the applicant, be based upon either the methodology set forth in said S143-33 or alternatively be established as nine (9) bedrooms per net buildable acre, with the term “net buildable area” to be construed as excluding any portion of the proposed multifamily site that is designated as freshwater wetlands, under water or subject to periodic flooding.

Recommendation: Replace with...

B. The number of permitted dwelling units shall be based upon the methodology set forth in S143-33.

143-59 Multi-family dwellings (conversion or adaptive reuse) in R1.5, R1 and B1 Districts

Recommendation - Delete the following sentence

B ... In order to encourage the adaptive reuse of existing non-residential structures, the permitted number of dwelling units within a multi-family dwelling created through adaptive reuse shall be based on the density standard of four (4) bedrooms per net buildable acre in the R1.5 District and on the standard of nine (9) bedrooms per net buildable acre in the R1 and B1 Districts.

* **143-4 Central Water** - A water supply system serving five (5) or more dwelling units and approved by the Town of Red Hook and the New York State Health Department for either private or public operation. The water supply system shall be designed and installed in strict accordance with no less than the minimum technical engineering criteria established by the Town of Red Hook and shall be the subject, where deemed the appropriate by the town, of an irrevocable offer of dedication to the town for a nominal sum; also referred to as “central water supply”.

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Robert made a motion to approve these changes with the exception of the maximum number of dwelling units permitted under 143-56 as described herein and 143-57 as described herein.

Michael Carr asked for a show of all in favor of the above motion - all were in favor – none against. Majority ruled - Motion passed.

NEXT MEETING - April 10, 2008, 7:30 p.m.

ADJOURNMENT

A motion to adjourn was made by Steve Cole, seconded by Robert McKeon--all were in favor.

Respectfully submitted

Michael Carr
Chairman – Zoning Review Committee

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Attachments

ZONING REVIEW COMMITTEE

APRIL AGENDA

-Review March Minutes

-Commercial Vehicles

-Bulk Regulations

- Finalize Sheds

-Adult Usage