

**Town of Red Hook Zoning Review Committee  
Meeting Minutes  
May 8, 2008**

**CALL TO ORDER**

The meeting was called to order at 7:40 p.m. by Michael Carr, Chairman

**ROLL CALL**

**Members Present** - Michael Carr, Esq.-Chairman-Zoning Review Committee; Harry Colgan-Town Board Liaison; John Douglas-Zoning Appeals Board; Robert McKeon-Chairman-Agriculture & Open Space Committee -Economic Development Committee; Sam Phelan-Planning Board; Brenda Cagle-Chairperson-Conservation Advisory Committee; Chuck Simmons-Community Representative; Marcy Appell-Community Representative

**Members Absent** - Steve Cole-Code Enforcement Officer; Susan Simon-Community Representative

**Liaisons-** Brent Kovalchik-Village Representative; Ann Rubin-Conservation Advisory Committee

**OLD BUSINESS**

**Approval of Minutes**

John Douglas made a motion to approve April's minutes as submitted, seconded by Marcy Appell. All in favor. Minutes approved as submitted.

**Sheds**

The committee reviewed and discussed the law on Section 143-18 – Accessory Structures. Steve Cole provided a definition for a shed based on his visit to Bay Horse Gazebos. Robert McKeon feels that if we are going to regulate sheds and include any kind of an agriculture nature to it, we are going to run into problems with Agriculture and Markets so he feels that that needs to be removed from accessory structures. Sam commented that it specifically says in 143-18 A.1 “except for agricultural buildings” so he questioned Robert as to what he wants?

John Douglas did not feel comfortable discussing the definition of sheds and removing specific wording without Steve being there to explain exactly how he came up with the definition and the numbers. Robert commented that he would not feel comfortable with the ZRC appearing in front of the Board saying “we came up with 192 square feet because we

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spoke to Gerry Thorpe at Bayhorse Gazebos”. Robert feels that there needs to be something to explain how we came up that that number.

John Douglas explained that the only two items that have been modified in 143-18 – Accessory Structures is the addition of 2(A) and 2(B). Robert did not understand these two additions and feels that they do not “jive” with each other. Robert commented that the exception in (B) is not clear as to what the exception is to. John explained that the exception is to sheds, garden or tool sheds and (A) is for everything except sheds.

Marcy commented that if the committee agrees with the numbers submitted by John and Steve, then we should let the attorney review it. Robert added that the attorney should write the definition so it is clearer. Harry has spoken to some professionals and was informed that a shed or garage definition is **not** necessary because it is an accepted definition in the trade.

John Douglas feels that the committee should hold off on the shed issue until they get Steve’s reasoning for including animal husbandry. Robert would like Steve to explain how he came up with the 192 square feet of floor space and 11 feet in height at peak to grade. It was requested that Linda e-mail Steve and request Steve to respond to the committee via e-mail explaining how he came up with the square footage and height of sheds. Linda will send Steve an e-mail to the effect.

Brent was requested at the May meeting to provide information on the Naples Code which shows a graphic illustration of a shed vs. a barn where a shed could be right up front on the property line and a bigger building would be pulled in closer. The Task Force came up with an angle based on street level looking at Hannaford’s so they determined an angle at that point. The angle could be anything and the base height could be anything. Naples shows an illustration of what could be. The steeper the angle, the less your setback; the more angle, the further you can set it back. In order to cut down on the height of the building, you put a base starting point and then put a max on it. After much discussion, it was decided that the Naples Code does not apply to sheds – everything that applies to sheds has been provided in 143-18 Accessory Structures.

The question of having a shed in the front yard was brought up **again** and the majority of the committee agreed that it has not been a problem thus far so we will leave it alone.

**Parking Regulations**

Sam Phelan provided a packet entitled “Off-street parking and loading requirements” from the Town of Warwick.

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In Section 143-26 of our current zoning ordinance, it primarily talks about the number of parking spaces required for various uses. The amount of spaces required is based on the square footage of the building or the use. The handicap spaces are handled via the building code. Sam feels that what we have is minimal and that we should eliminate the entire section and come up with something new.

The Committee will review the handout on Parking Regulations from Sam and bring all comments, suggestions, and ideas back to the June meeting.

**Commercial Vehicles**

The committee will review the handouts provided on commercial vehicles and a discussion will take place at the June meeting.

**NEW BUSINESS**

Michael Carr informed the Committee that he has soled his home and will most likely be relocating outside of Red Hook; therefore, he will no longer be a member of this Board. Michael will speak to Supervisor, Sue Crane regarding the appointment of a new Chairman.

**NEXT MEETING - Thursday, June 12, 2008 7:30 p.m.**

**ADJOURNMENT**

A motion to adjourn was made by Michael Carr, seconded by Sam Phelan - all were in favor. The meeting adjourned at 9:15 p.m.

Respectfully submitted

Michael Carr  
Chairman – Zoning Review Committee