

**Town of Red Hook Zoning Review Committee
Meeting Minutes
June 12, 2008**

CALL TO ORDER

The meeting was called to order at 7:30 p.m. by Robert McKeon. Robert will Chair **only** June's meeting in the absence of a Chairman.

ROLL CALL

Members Present - John Douglas-Zoning Appeals Board; Robert McKeon-Chairman-Agriculture & Open Space Committee -Economic Development Committee; Sam Phelan-Planning Board; Anne Rubin -Conservation Advisory Committee; Chuck Simmons-Community Representative; Marcy Appell-Community Representative

Members Absent - Susan Simon – Chairperson; Steve Cole-Code Enforcement Officer; Sam Phelan-Planning Board

Liaisons - Harry Colgan-Town Board; Brent Kovalchik-Village Board

OLD BUSINESS

The Minutes were reviewed and John Douglas made a motion to approve the minutes as submitted; seconded by Marcy Appell – **ALL IN FAVOR.**

Sheds

John Douglas reported that Michael Carr has sent the shed issue to the Town Board for review. John made a motion to end all conversations about sheds and let the Town Board deal with the issue per Michael Carr's request. All were **not** in favor.

Harry Colgan advised the Committee that he has spoken to Christine Chale on the shed issue and Christine is confused by what Michael Carr had sent on to her regarding sheds. Michael sent Christine the following:

“Accessory Structures

Replace A2 except in the R1 and H Districts where a minimum side-yard setback of 15 feet is authorized, no such structure shall be located less than 20 feet from any lot line.

In R1, 1.5 in each district, the minimum rear-yard setback shall be 6 feet from any lot line within these zoning districts, the side-yard setback is authorized to be 10 feet from any lot

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line except in circumstances where the structure is located at the intersection of the side and rear-yard setbacks in which case the side-yard setback shall also be reduced to 6 feet. In no event shall an accessory structure reside within 6 feet of a property line or any other structure. In the R3 and R5 LD zones, the setback shall be 20 feet from any lot line. Additionally, all accessory structures in all districts shall not be located closer to the front yard than the rear of the principle building.”

Robert stated that Michael provided Christine with the wrong information. Harry informed the Committee that the numbers must be incorporated into the chart that Christine Chale provided him. The ZRC will pass the correct information on to Christine Chale and Christine will bring the information to the next Town Board Meeting in the form of a new law.

The Committee discussed, **at length**, the need for a definition of a shed. Harry informed all that the Town Attorney informed him you do not have to have “precise measurements of sheds and garages—they are well known, well established—there is a certain logic to it that is known in the business and it is essentially a waste of time to try to define it.” John Douglas confirmed this and in the ZBA this **has not** been an issue and, as a member of the ZBA, he would be the one to know if it had been an issue. Harry will ask Christine if a definition is required.

HARRY RECOMMENDS THAT WE ONLY VISIT SHEDS AGAIN IF CHRISTINE CHALE IS NOT IN AGREEMENT WITH OUR LAW.

COMMERCIAL VEHICLES

The committee needs to look at this subject when Steve Cole-Zoning Enforcement Officer, is in attendance.

NEW BUSINESS

ZRC Chairman

John Douglas was requested by the Supervisor to bring to this meeting recommendations for a new Zoning Review Committee Chairman. The two names that were brought before the Town Board Meeting on June 10, 2008, were Paul Fredericks and Susan Simon. Susan Simon indicated that she would be interested and Paul Fredericks indicated that he is not interested due to a scheduling conflict on our meeting night.

John Douglas made a motion that we request that the Town Board appoint Susan Simon as the Zoning Review Committee Chairman-seconded by Robert McKeon-**ALL IN FAVOR.** Request granted.

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ZRC Economic Development Committee Representative

The Town Supervisor also requested that this Committee send a request to the Economic Development Committee Chairman-Doug Moet, requesting that they assign a Representative of the Economic Development Committee to this committee. Paul Fredericks was assigned but he has a conflict on our meeting night. John made a motion to have Linda send a request to the EDC to assign a committee member to this committee—seconded by Marcy Appell—**ALL IN FAVOR.**

Parking Regulations

A brief discussion took place on Parking Regulations. It was decided that this would be a topic at the July meeting since Sam was not at this meeting to add to the discussion.

July and August ZRC Meetings

The Committee agreed to meet on the 3rd Thursday of July (July 24) and not conduct a meeting in August.

NEXT MEETING - July 24, 2008 – 7:30 p.m.

ADJOURNMENT

A motion to adjourn was made by Chuck Simmons; seconded by Robert McKeon--all were in favor. The meeting adjourned at 9:10 p.m.

Respectfully submitted

Susan Simon
Chairperson – Zoning Review Committee

JULY AGENDA

PARKING

COMMERCIAL VEHICLES