APPROVED

Town of Red Hook Planning Board
Meeting Minutes
December 19, 2011

CALL TO ORDER/ DETERMINATION OF QUORUM

The meeting was opened at 7:37 p.m., and a quorum was determined present for the conduct of business.

Members present — Chair Christine Kane, members Kris Munn, Charlie Laing and alternate Brian Walker. Sam Harkins, Sam Phelan, Wil LaBossier and Pat Kelly were absent. Also present was planner Michele Greig.

BUSINESS SESSION

Christine Kane confirmed the agenda as published. There were no announcements. The November 21, 2011 and the December 5, 2011 draft minutes had been circulated among the members and reviewed. Kris Munn made a motion to adopt both sets of minutes. Brian Walker seconded the motion, and all members present voted in favor.

REGULAR SESSION – OLD BUSINESS

Marshall Foster – 121 Deer Run Rd. – Special Permit
Paul Fredericks was present for continued discussion of an application for a Special Permit to establish an accessory apartment in an existing detached garage on a 9.36-acre parcel in the RD3 Zoning District. Mr. Fredericks said that the question from the last meeting about whether an accessory apartment could be established in an existing structure built later than 1993 had been settled with a determination from the ZEO.

Michele Greig said that the site plan should include all the property lines and all the setbacks. The Board also asked for habitable space calculations and the addition of the four required parking spaces on the plan.

Mr. Fredericks explained the recently submitted map and the pictures of the house, the garage and the exterior lighting fixtures.

Mr. Fredericks then revised the short EAF part 1 per Michele Greig's memo. The Board determined the project to be an Unlisted Action under SEQR. Kris Munn made a motion to establish the Board as Lead Agency for the SEQR review. Charlie Laing seconded the motion, and all members present voted in favor.

Mr. Fredericks said that the septic system had been approved for 3 bedrooms and that, after a bedroom was removed from the house, the new accessory apartment would not cause the bedroom count to increase. Michele Greig reminded him that the project would need health department approval.

The Board then scheduled a public hearing for January 9, 2012 at 7:35 p.m.

Bard College--Alumni/ae Center – 4604 Rte 9G – Special Permit and Site Plan
Chuck Simmons, Pete Setaro, P.E., and Doug Strawinski were present for continued discussion of applications for a Special Permit and Site Plan approval to modify a one-story ± 8,258 sq. ft. building and to establish a College alumni/ae center with an accessory eating facility and associated landscaping, drainage and parking, on a 2.47-acre parcel in the RD3 Zoning District and in the National Historic Landmarks District.

Mr. Setaro explained the revisions in the plan. He said an asphalt sidewalk had been added along the south side of the college entrance. He also said that the College would extend the waterline from the main part of the campus, running it under Rte. 9G to the alumni center and adding a fire hydrant. He said that the contractor already had a permit from the NYS Dept. of Transportation and that the County Health Department was reviewing the plan.

Mr. Setaro went on to say that while there would now be less flow to the septic system, the College would upgrade the septic tank and the sewage pump chamber.

Mr. Setaro said that additions to the most recent plan included updated parking calculations, details of the dumpster enclosure, a bike rack, and the planned additional light poles. He said a photometric plan would be submitted soon.

Addressing lighting, Mr. Setaro said that the front lights along Rte. 9G would be turned off at midnight and that there would be no building-mounted lights. He said that a rear security light would stay on. Asked about the two current Central Hudson light poles, he said that they would be removed.

Mr. Setaro presented updated landscaping plans and discussed the building elevations, saying that the building materials would include brick and wood, that the colors would be gray and natural tones and that the roof would be standing seam metal.

The Board then reviewed the GreenPlan memo. Michele Greig said that the applicants would need to seek two variances—one for an extra sign and one for the location of a sign. She also asked the applicants to show the Two Boots Pizza sign on the plan.

The applicants said that they would bring examples of the building materials to the next meeting and that they would submit the parking calculations for both the inside and outside space.

Christine Kane asked whether the applicants were still considering rain gardens. Mr. Setaro said that possibly such features could be used where the leaders emptied.

The Board then set a public hearing for January 9, 2012 at 7:45 p.m.

Kris Munn asked how the Board could inquire about the Zoning Enforcement Officer's change of determination and whether to send the question to the Zoning Board of Appeals for a determination. He said he wished to have a discussion with the ZEO. The Board generally agreed to table the question of sending the matter to the ZBA until January 9.

REGULAR SESSION – NEW BUSINESS

John & Irene Coyle – 38 Glen Ridge Road – Special Permit
John and Irene Coyle were present with an application to establish a one bedroom accessory apartment in an existing residence on a 1.57-acre parcel in the R1 Zoning District.

The Board reviewed the GreenPlan memo. Mr. Coyle revised the EAF part 1 per the memo.

Mr. Coyle said that he knew the apartment exceeded the maximum 650 sq. ft of habitable space and that he would seek an area variance. The Board requested that the secretary get a copy of the ZEO's denial to ascertain the exact number of square feet requested.

Mr. Coyle said that he also knew he must get a letter from an engineer confirming that the septic system would be adequate for the house and the apartment. He said that the property was served by community water.

The Board determined the project to be an Unlisted action under SEQR. Charlie Laing made a motion to adopt a resolution establishing the Board as Lead Agency for the SEQR review. Brian Walker seconded the motion, and all members present voted in favor.

The Board agreed that the parking was adequate. Mr. Coyle said that he was currently installing fire doors and fire blocking sheetrock to conform with the NYS Building Code.

The Board set a public hearing for February 6, 2012.

OTHER BUSINESS

Preserve at Lakes Kill
Christine Kane said that the office had received an e-mail from Dr. Michael Klemens who generally commended the revised subdivision design but urged the Planning Board to rely on its own definition of "responsible" development.

ADJOURNMENT

Since there was no further business to come before the Board, Kris Munn made a motion to adjourn. Brian Walker seconded the motion, and all members present voted in favor.

Respectfully submitted,

Paula Schoonmaker

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