

**Town of Red Hook Planning Board
Approved Minutes / Monday October 3, 2022**

7:30 PM CALL TO ORDER / DETERMINATION OF QUORUM/ BUSINESS SESSION

Chairman Sam Phelan called the meeting to order at 7:30 pm. A quorum was determined present for the conduct of business. Members present via Zoom: Kristina Dousharm, Sam Phelan, and Arthur Salman. Members present at the town hall: Lew Rose. Also present were Planning Board consultants Ted Fink and Brandee Nelson via zoom, and Planning Board Clerk Jordan Rosario in person at town hall.

Kristina Dousharm moved to approve the meeting minutes of August 29, 2021. Lew Rose seconded and all members voted in favor.

PUBLIC HEARINGS

Claykill (Sweeny) Minor Subdivision and Lot Line Alteration – 5269 Route 9G

Public Hearing on application to subdivide a 27-acre parcel into two lots of 5 and 16.9 acres, and adjust a lot line adjustment to enlarge a .34 -acre lot to 5.2 acres. The lands are located in the Agricultural Business, Limited Development, Scenic Corridor Overlay, Historic Landmarks Overlay and Flood Fringe Overlay zoning districts.

Sam Phelan read the notice of public hearing that was published in the Poughkeepsie Journal. Kristina Dousharm moved to open the public hearing. Lew Rose seconded and all members voted in favor. Applicant Sarah Sweeny was present. She gave an overview of the project.

Mr. Phelan asked if there were any comments from the public. There were none. Ms. Rosario stated the Planning office had received no public comments. Mr. Phelan asked if the Board had comments or questions. There were none.

Ms. Dousharm moved to close the public hearing. Mr. Rose seconded and all members voted in favor.

The Board reviewed a SEQR part 2 provided by the Planning Board's consultant and reviewed a Negative Declaration. Mr. Rose Moved to adopt it. Ms. Dousharm seconded and all members voted in favor.

The Board reviewed a draft approval resolution. Ms. Dousharm moved to adopt it with some minor corrections. Mr. Rose seconded and all members voted in favor.

Mimeles-Deitz – 203 Barrytown Rd – Certificate of Appropriateness

Public Hearing on application to obtain a Certificate of Appropriateness for a pool and pool house in the Hamlet of Barrytown.

Mr. Phelan read the public hearing announcement that was published in the Poughkeepsie Journal. Lew Rose moved to open the hearing. Kristina Dousharm seconded, and all members voted in favor. David Mimeles and Helen Deitz were present. Applicant's representative Tyler Horsley gave an overview of the project and answered questions from Board members.

Mr. Phelan asked if there were any questions from the public or the Board. There were none.

The Board reviewed comments from the Design Review Committee, all of which were addressed by the applicants. Ms. Dousharm moved to close the public hearing. Mr. Rose seconded and all members voted in favor.

The Board reviewed a draft Certificate of Appropriateness. Ms. Dousharm moved to adopt it. Mr. Rose seconded, and all members voted in favor.

Cara Silvernail Thomson – 68 Pitcher Ln – Special Use Permit

Public Hearing on application to construct a 648 square foot cottage on a 3.01-acre lot in the RD3 district.

Mr. Phelan read the public hearing announcement that was published in the Poughkeepsie Journal. Kristina Dousharm moved to open the meeting. Lew Rose seconded, and all members voted in favor.

Cara Silvernail Thompson was present. Applicant's representative Dan Wheeler gave an overview of the project.

Mr. Phelan asked if there were any questions or comments from the public. Mr. Wheeler indicated for neighbors Liza Parker and Frank Migliorelli the locations of the proposed cottage and septic. Next, he indicated where the driveway for the proposed cottage would be located. Mr. Migliorelli said the driveway would run alongside a farm lane that is used to access the fields behind the applicant's property and noted that the new proposed driveway could potentially create a congested area on Pitcher Lane.

Mr. Phelan asked Mr. Wheeler if he had consulted the Town Highway Department about the location of the proposed driveway. Mr. Wheeler replied he had not.

(At the point, Karen Smythe joined the meeting.) Ms. Parker asked about whether the placement of the proposed well and septic would potentially affect the farm land. Mr. Wheeler said that the new well and septic are regulated by the County Department of Health.

Mr. Migliorelli asked if the applicants would meet with him to show him where the property pins were discovered and the location of the new driveway. Mr. Phelan agreed that the driveway should be more clearly shown on the site. Mr. Phelan asked about lighting and said spec sheets for the lighting should be provided.

The Board reviewed the elevations of the proposed cottage. Mr. Phelan said that going forward, the priority is to settle the driveway plan and the lighting plan.

Kristina Dousharm moved to close the public hearing. Karen Smythe seconded, and all members voted in favor. Lew Rose then suggested it would be more appropriate to continue the public hearing to October 17. The Board generally agreed that would be best. Mr. Rose made a motion to that effect. Kristina Dousharm seconded, and all members voted in favor.

OLD BUSINESS

Bard College: Montgomery Place Path & Pedestrian Bridge

Continued discussion on application to construct a pedestrian pathway connecting the Bard College Main Campus and the Montgomery Place Campus in the Historic Landmarks Overlay and Scenic Corridor Overlay Zoning Districts. The proposed path would begin at 1259 River Rd and continue until the Montgomery Place Visitor Center at 55 Montgomery Place.

Applicants' representatives Liz Axelson, Mark Long, Michael Schietzelt and Amy Parrella were present.

Ms. Axelson said she and the project team have made significant progress addressing the Board's previous comments, and was looking forward to the Board scheduling a Public Hearing.

Ms. Parrella addressed comments on the necessity of lighting the entire path. She read a prepared response stating that the proposed lighting is required and necessary for the safe use of the corridor as part of the college campus. She said the proposed lighting is consistent with all other existing college roads, and meets all zoning requirements and electrical codes. She also mentioned that the additional lighting would be useful for outdoor evening programming that the college sponsors. She said students, security personnel and maintenance staff strongly support the additional lighting.

Mark Long said drainage and erosion controls, and placement of bollards has been added to enhance safety. Three foot tall 31/2 inch-square bollards placed at intersections with Gardeners Way and a driveway with other roads along the path were discussed.

Brandee Nelson noted that the Board should decide if a seed mix of grasses and wildflowers proposed for areas where there is tree clearing or grading occurring is acceptable. Ms. Parrella said any trees to be removed are in the pathway so they won't be replaced.

Mr. Phelan remarked that the drawings submitted are difficult for a lay person to understand. Ms. Nelson agreed and suggested that the applicants create a path overlay on an aerial photo for the Board. Ms. Parrella and Ms. Axelson agreed. Michael Schietzelt of LaBella lighting consultants led a discussion on lighting changes. He stated all lighting is on timers, and also connected to switches so they can be manually turned on or off.

Lew Rose commented that he agrees that the lighting is necessary for safety. He wondered if the proposed lighting was adequate. Mr. Schietzelt and Ms. Nelson discussed some technical aspects of roadway and pathway lighting.

A public hearing was scheduled for Nov. 7

NEW BUSINESS

1098 River Rd – Certificate of Appropriateness

Presentation of application to obtain a Certificate of Appropriateness to renovate and construct an addition on an existing historic structure on a .917-acre parcel in the Hamlet of Barrytown.

Kristina Dousharm recused herself from discussion of this project. Applicant's representative Ayaka Hale was present. She gave an overview of the project.

A public hearing was scheduled for Nov. 7.

89 Eden Knoll – Certificate of Appropriateness

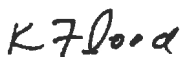
Presentation of application to obtain a Certificate of Appropriateness to relocate and renovate an existing historic structure and construct a new garage on a 144.5-acre parcel in the Historic Overlay District.

Applicant's representative Scott Sottile gave an overview of the history of the project, which was completed without a permit, and also added to.

Mr. Phelan felt that the appropriate thing to do at the point was meet with the Zoning Administrator to determine what the infraction is and what the remedy would be. He also required that the application be re-submitted from the new owner of the property.

There being no further business before the Board, Lew Rose moved to adjourn. Karen Smythe seconded and all members voted in favor. The next regular meeting of the Town Planning Board will occur Monday October 17, 2022.

Respectfully Submitted



Kathleen Flood
Planning Board Clerk

Resolution Granting Subdivision and Re-Subdivision Approval to Claykill, LLC

Name of Application: Claykill Subdivision and Lot Line Alteration

Whereas, the applicant, Sarah Sweeny (Claykill, LLC), has submitted applications for Subdivision and Re-Subdivision Plat (lot line alteration) approval dated July 8, 2022 to the Town of Red Hook Planning Board for two parcels of land with one having a land area of ± 26.95 acres identified as Tax Parcel No. 134889-6175-00-739369 located within the Town's Agricultural Business (AB) Zoning District and the other having a land area of 0.1 acres identified as Tax Parcel No. 134889-6175-00-688303 located within the Town's Limited Development (LD) Zoning district; and

Whereas, the subject parcels are located on New York State Route 9G and Stony Brook Road in the Town of Red Hook, Dutchess County, New York; and

Whereas, the applicants submitted a Lot Line Adjustment and Minor Subdivision Map of Property of Claykill, LLC prepared by Philip J. Massaro & Son, consisting of Sheet 1 of 1 dated August 17, 2022; and

Whereas, the 26.95 acre parcel is to be subdivision into two parcels consisting of a 6.438 acre lot (Parcel-3) containing an existing single-family dwelling with other accessory structures and a means of access from State Route 9G and the second parcel consisting of a 15.586 acre lot (Parcel-2) containing a previously approved building envelope within a 1.1 acre suitable for future development and a means of access from Stony Brook Road; and

Whereas, the existing 0.34 acre parcel known as 42 Stony Brook, LLC contains an existing single family dwelling and will be subject to an increase in lot size that will create a new parcel area of 4.923 acres following re-subdivision approval thereby decreasing its non-conformity under the minimum bulk requirements of Section 143-12 of the Zoning Law; and

Whereas, on September 19, 2022, the Planning Board, after reviewing the Short Environmental Assessment Form (EAF), determined that the action was an Unlisted Action pursuant to SEQR and there were no other agencies involved; and

Whereas, on October 3, 2022, the Planning Board adopted a Negative Declaration under SEQR; and

Whereas, on October 3, 2022, the Planning Board opened a duly noticed public hearing on the Subdivision and Re-Subdivision Plat applications, at which time all interested persons were given the opportunity to speak, and the Planning Board closed the Public Hearing on October 3, 2022; and

Whereas, the Planning Board has reviewed and deliberated on the application and all the matters before it.

NOW THEREFORE BE IT RESOLVED, that the Planning Board hereby grants final approval to the Subdivision and Re-Subdivision Plat applications for the Claykill subdivision and re-subdivision in accordance with the plans and specifications heretofore submitted and upon the following conditions:

- I. Conditions to be met prior to signing of the Final Subdivision and Re-Subdivision Plat by the Planning Board Chair:
 - A. The applicant will submit a final subdivision and re-subdivision plat certified by a licensed land surveyor, bearing the Planning Board's assigned case numbers, including individual stamp/signature blocks for the Town Planning Board and suitable for filing in the office of the Dutchess County Clerk.
 - B. To the extent applicable, the applicant will provide verification that the corners of the tracts have been marked by monuments or steel rods, of a type approved by the Town Engineer as required by § 120-29B(2)(b) and (f) of the Town Code.
 - C. The Building Envelope for new development shown on the plat for proposed Parcel-2 and consisting of a ± 1.1 acre area, shall restrict the placement of new structures on the parcel and may not be changed without the express approval of the Town of Red Hook Planning Board.
 - D. Payment to the Town of Red Hook of any outstanding fees due and owing for the review of this application.
 - E. Payment of any and all outstanding escrow balances for consultant review.
 - F. The Final Re-Subdivision Plat must be filed with the Clerk of the Planning Board within 180 days of the date of adoption of this resolution, unless such time is extended by mutual consent of the applicant and the Planning Board.

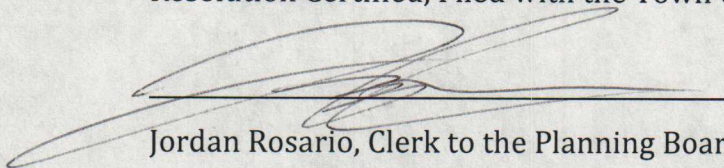
On a motion by Kristina Dousharm, seconded by Lew Rose, and vote of

Roll Call Vote:

Chairman Sam Phelan	Voting Yes
Member Kristina Dousharm	Voting Yes
Member Arthur Salman	Voting Yes
Member Lewis Rose	Voting Yes
Member Karen Smythe	Voting Yes
& two vacant seats	

Resolution was declared adopted on October 3rd, 2022.

Resolution Certified, Filed with the Town Clerk, and Mailed to the Applicant



Jordan Rosario, Clerk to the Planning Board

October 7, 2022

Date

Town of Red Hook Planning Board

CERTIFICATE OF APPROPRIATENESS

October 3, 2022

David Mimeles & Helen Dietz

Tax Parcel # 020903

The applicants, whose property is located at 203 Barrytown Rd, seek approval to construct a new 640 SF pool and a 576 SF pool-house.

The application and supporting documents were sent to the Hamlet Design Review Committee July 14, 2022. The Committee responded August 15, 2022 with the recommendation that the Planning Board grant a Certificate of Appropriateness to the applicants.

The Planning Board has reviewed and discussed the proposed plans and determined that the project is compatible with the historic character of the property as well as with the neighboring properties in the district and that there will be no negative visual impacts. A public hearing was held October 3, 2022.

Therefore,

On a motion by Kristina Dousharm seconded by Lew Rose, and a vote of 4 for, 0 against, 1 absent and 2 vacant seats, the Town of Red Hook Planning Board hereby issues this **Certificate of Appropriateness** to David Mimeles and Helen Dietz for the proposed construction described above.

Certified by:


Jordan Rosario, Planning Board Clerk

10/5/2022

Date