

**TOWN OF RED HOOK PLANNING BOARD
APPROVED MEETING MINUTES
December 16, 2019**

Chairman Sam Phelan called the meeting to order at 7:30 pm.

A quorum was determined present for the conduct of business. Members present: Sam Phelan, Bill Hamel, Brian Kelly, Lisa Foscolo, and Kristina Dousharm. Kallie Robertson and Vanessa Kichline were absent. Also present was planning consultant Michele Greig.

Brian Kelly moved to approve the draft meeting minutes of October 21. Bill Hamel seconded and all members voted in favor. Kristina Dousharm moved to approve the draft meeting minutes of November 4. Lisa Foscolo seconded and all members voted in favor.

Mr. Phelan read a letter from the Dutchess County Department of Health dated November 29.

OLD BUSINESS

Sky Park Minor Subdivision, 438 Route 199

Continued discussion of application to subdivide a 121.144 acre parcel into four residential building lots, three of which are flag lots, 7.971 acres, 30 acres, 31.508 acres and 32.635 acres in size. The lots are proposed to be accessed by two shared driveways. The project is in the RD3, Waterfront Conservation (WC), Scenic Corridor Overlay (SC-O) and Environmental Protection Overlay (EP-O) Districts.

Applicant's representative Tom Mangione was present. He said an application has been made to the NYS Department of Environmental Conservation (DEC) for a permit to construct a driveway within a wetland buffer. The subdivision plat has been revised to show turnouts for emergency vehicles, and the chief of the Red Hook Fire Department had reviewed them in the Planning office. Planning staff was instructed to obtain something in writing from the fire chief indicating his approval.

Michele Grieg said she had reviewed the DEC's response to the Planning Board's Lead Agency notification. She said that the applicant's environmental consultant needs to modify his report to address several DEC concerns raised, including the location of building envelopes, clarification of soils at the site, and potential nesting habitats for Blanding's Turtle.

Mr. Phelan said he had done some research regarding 'no build' zones along the scenic road (Route 199) and the protection of environmentally sensitive areas outside of building envelopes. He said he is concerned about effective enforcement that can take place using deed restrictions. He asked Mr. Mangione why the property owner rejected that idea of a conservation easement. Mr. Mangione replied it was a significant cost. Discussion followed about the value/cost of conservation easements versus deed restrictions. Mr. Phelan said that a conservation group would monitor the property every year, and would have to approve any construction. Ms. Grieg clarified that the Board's concern centers on the significant natural and scenic environmental resources of the property, and that the mechanisms of a deed restriction is very limited in protecting those resources. She said that according to NY State Town Law, the Board cannot endorse the subdivision sketch plan or have a public hearing until SEQR is

concluded, and the Board cannot conclude SEQR until the applicants address all comments from the DEC. At this point, the Board agreed to enter an executive session to discuss procedure.

Upon re-convening, Mr. Phelan said that SEQR needs to be concluded before a public hearing can take place. He suggested that Mr. Mangione direct the applicant's consultants to address DEC concerns so that the project can move ahead.

NEW BUSINESS

St. John the Evangelist Church Certificate of Appropriateness, 1114 River Road

Presentation of application to renovate an existing church including a 45 SF addition in the Scenic Corridor Overlay District, the RD 5 Residential District and the Historic Landmarks Overlay District.

Applicant's representative and architect Warren Temple Smith was present. He gave an overview of the project.

Mr. Phelan said that the Hamlet Design Review Committee had reviewed that plans and recommended that the Planning Board grant a Certificate of Appropriateness.

Brian Kelly made a motion to waive a public hearing since the project is so small. Bill Hamel seconded and all members voted in favor. Lisa Foscolo moved to adopt a Type II SEQR resolution. Kristina Dousharm seconded and the motion passed unanimously. Ms. Foscolo then moved to grant the Certificate of Appropriateness. Brian Kelly seconded and all members voted in favor.

OTHER BUSINESS

Extension Request – Traditions at Red Hook (formerly Hoffman TND)

Mr. Phelan said all conditions have been met, and the maps are ready to be signed, so an extension is no longer necessary.

Lead Agency Request from the Zoning Board of Appeals: Rokeby Farm heliport

Zoning Board of Appeals (ZBA) Applicant and property owner Jeffrey Bennett and attorney Warren Replansky were present.

Mr. Phelan explained to fellow Board members that Mr. Bennett has applied to the ZBA for area variances regarding a proposed helicopter landing pad, but he also needs Site Plan and Special Permit approval from the Planning Board. An application was submitted for Site Plan and Special Permit.

Mr. Phelan said that he had responded to the ZBA's Lead Agency request, indicating that the Planning Board is the most logical lead agency in this instance.

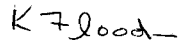
Extension Request – Shafer's Hudson Valley

The Board adjourned to executive session to discuss legal matters. When the Board re-convened, Lisa Foscolo moved to grant a 90 day extension to satisfy the conditions of approval for Site Plan and Special Permit to Shafer's Hudson Valley. Kristina Dousharm seconded and all members voted in favor.

ADJOURNMENT

There being no further business before the Board, Bill Hamel made a motion to adjourn. Kristina Dousharm seconded and all members voted in favor.

Respectfully submitted,



Kathleen Flood
Clerk for the Board

Town of Red Hook Planning Board

CERTIFICATE OF APPROPRIATENESS

December 16, 2019

St. John the Evangelist Church
Tax Parcel # 414009

The applicants, whose property is located at 1114 River Road, Red Hook, wishes to construct a 45 S.F. addition to an existing 4200 S.F. church on 6.2 acres in the Scenic Corridor Overlay, RD5 and Historic Landmarks Overlay Districts.

The application and supporting documents were sent to the Hamlet Design Review Committee November 6. The Committee responded November 18 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 proposed 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 visual negative impact. Therefore,

On a motion by Lisa Foscolo, seconded by Brian Kelly and a vote of 5 for, 0 against and 1 absent, the Town of Red Hook Planning Board hereby issues this **Certificate of Appropriateness** to St. John the Evangelist Church for the proposed construction described above.

Certified by:

Kathleen Flood

12-17-19

Kathleen Flood, Planning Board Clerk

Date