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Town of Red Hook Planning Board
Meeting Minutes
February 22, 2005

CALL TO ORDER/ DETERMINATION OF QUORUM

The meeting was opened at 7:43 p.m. by Chair Paul Thomas and a quorum determined present for the conduct of business.

Members present — Christine Kane, Paul Telesca, David Wright and Chair Paul Thomas. Planning Consultant Michele Greig, Town Engineer Dan Wheeler, and Town Board liaison Jim Ross were also present.

BUSINESS SESSION

The Chair confirmed the present meeting agenda and said that there was no non-agenda business.

The minutes of the February 7, 2005 meeting had been sent to the Board members and reviewed. Christine Kane made a motion to accept those minutes. It was seconded by Paul Telesca, and all members present were in favor.

REGULAR SESSION (OLD BUSINESS)

Red Hook Boat Club – Dock Road / Barrytown – Special Use Permit(s) and Site Plan

John Stone appeared before the Board with applications for Site Plan Approval and Special Permit(s) to authorize construction of 2,200 roofed pavilion 17 feet from the Hudson River on Dock Road in the (H) Hamlet and National Historic Landmarks Districts.

Mr. Stone said that since his last appearance, the Boat Club had been granted the proper variance by the ZBA and that now the Boat Club wished to continue with the application process. He added that the proposed project had not changed since it was originally presented in June, 2004.

Ms. Greig said because of the Boat Club's location in the Hamlet of Barrytown, in the National Historic Landmarks District, in the Town's EP-O Overlay District and in the Flood Fringe Overlay, the project would probably require four (4) Special Permits and a Certificate of Appropriateness. She said that because of the nature of the proposed pavilion, the Boat Club could probably request certain waivers from the Board. In any case, the Club must submit a Coastal Assessment form in order to comply with the Local Waterfront Revitalization Act. Finally, she reminded the Board that it must review the SEQR findings of the ZBA and either revalidate those findings or conduct its own SEQR review.

A reappearance by the Boat Club was tentatively scheduled for March 7, 2005.

Robert and Linda Krausz/ Degli Angeli – 604 Budds Cors. Road –Subdivision Plat

Marie Welch appeared before the Board in support of an application for Subdivision Plat Approval for the creation of a 3.0-acre residential building lot and a 5.096-acre existing house parcel from 8.096-acre parcel in the RD3 District.

Ms. Welch acknowledged that several areas of concern remained to be addressed. The wetlands had been delineated by Ecological Solutions but still had to be verified by the NYS DEC. Deep tests had not yet been conducted. She said preliminary plat approval or a negative SEQR determination would allow her to take the project both to the Dutchess County Board of Health and to the Dutchess County Department of Public Works, where she would request a speed study of that section of Budds Corners Road in order to determine the required sight distances and the best location for a driveway. She also requested that a public hearing date be set.

Town Engineer Dan Wheeler said the Board of Health might force the applicant to make significant changes to the map. He added that the Town Highway Superintendent and the Dutchess County Department of Public Works would have to approve those changes because of the steep slope on the parcel.

Ms. Greig reminded the Board that a buildable lot must contain an acceptable house site, an acceptable driveway location, an acceptable water supply, and an acceptable sewage disposal system location.

The Board by consensus determined that there were too many open items to set a public hearing date. It advised Ms. Welch to augment the map with verified wetlands, existing houses, existing wells and septics, and locations for a proposed house, septic and well.

TGS Associates, Inc./Hardscrabble Commons – NYS Route 9 and Metzger Road – Site Plan & Special Permit

Art Brod, of PlannersEast, Gary Baright, and Tom Cummings, P.E. appeared before the Board with applications for site plan approval and a special use permit to authorize modifications to the existing site, construction of a 2-story, mixed retail and apartment building and a 2-story, 24,000 s.f. total floor area, self-storage facility within an undeveloped portion of the 13.159-acre Hardscrabble Plaza site.

Mr. Brod outlined the project to the Board. He explained that the proposal called for a combination of public and private roads, which would divide the site into sections. These sections would limit the size of any future proposed buildings and preclude a “big box” type of business. He added that the Commons would link up with the Village water supply.

Mr. Brod said that the applications currently before the Board concerned Phase I of the project. This phase would include a reconfiguration of elements near the existing building, construction of a mixed-use building with retail or office spaces on the first level and apartments on the second level, and finally construction of a self-storage building, which the applicant would like permission to build in two (2) phases. Mr. Brod said he had included an application for subdivision in case the need to carve off the Phase I section arose out of financial considerations. Finally, he said that he felt a traffic study of NYS Route 9 was unnecessary for Phase I but that he would prepare one if the Board requested that information.

Engineer Tom Cummings said that stormwater drainage would be retained on-site and dispersed on-site. He added that currently stormwater flows into existing culverts which drain across Route 9 to Rokeby Road. Those culverts, he said, would still be used but would not be pushed beyond their capacity.

Mr. Cummings said that there would be little need for a sewage disposal system for the self-storage building, that the existing system for the existing building was adequate, and that the system for the mixed-use building would be located under the parking lot.

Mr. Brod said that TGS Associates would plan on dedicating at least one of the through-roads to the Town. In exchange, TGS hoped the Town would allow some increase in the building coverage planned for Phase II and Phase III.

There followed a discussion about the St. Margaret's Home on the adjoining Hannaford's property. An e-mail, dated February 22, 2005, from Town Historian Winthrop Aldrich, characterized the application to include building on the Historic Register as lacking only the owner's signature.

Town Engineer Dan Wheeler said he would like Creighton Manning or a similar firm to undertake a traffic study, both along NYS Route 9 and within Hardscrabble Plaza as it currently exists. The Board talked about the possibility of stimulating a dialogue with M&T Bank concerning possible changes in the access to and egress from its facility.

Because of the proximity of a potential historic landmark, the Board determined the proposed project to be a Type 1 action under SEQR. Christine Kane made a motion to formalize the determination and to initiate a coordinated review by directing the Clerk to circulate Notices of Intent to Serve as Lead Agency. David Wright seconded the motion, and all members present voted in favor.

David Wright then made a motion to adopt the following resolution drafted by Mr. Brod accepting the applications:

"The Town of Red Hook Planning Board hereby acts as follows on the below Applications and supporting documents, a compilation of which was filed with the Planning Board Office by PLANNERS EAST Incorporated on February 7, 2005, along with the required fees and escrow deposit, in the matter of the Hardscrabble Commons Phase 1 Development Program consisting of site improvements to the former Hardscrabble Plaza commercial building (19,129 square feet GFA) and the construction of two new buildings, an 18,880 square feet GFA Mixed Use Building including commercial and residential apartment tenancies, and a 24,000 square feet GFA Self-Storage Facility, and related site and infrastructure improvements, within, except in the case of an intended water main extension, a 5.10-acre portion of 13.159-acre TMP 134889-6272-00-295276 on the east side of US Route 9 in the B1 Business District:

- Application for Site Plan Approval to authorize the above-described Phase 1 Development Program.

- Application for Special Use Permit to authorize the Multifamily Residential component of the Phase 1 Development Program.

- Application for Sketch Plan Endorsement of Subdivision of the 5.10-acre Phase 1 Development Area from the remainder of the 13.159-acre parcel.

- Project Narrative, Hardscrabble Commons Concept Plan and Phase 1 Development Program, prepared by PLANNERS EAST.

- Site Plan for Phase 1 Development, prepared by Cummings Engineering.

- Architectural Elevations for Self-Storage Facility and Mixed Use Building, prepared by Mauri Associates.

- Full EAF, Part 1, certified by PLANNERS EAST.

- Agricultural Data Statement, prepared by PLANNERS EAST.

1. Accepts the Applications and supporting documents as adequate for commencing Planning Board, consultant and public review.

2. Classifies the Proposed Action as a 'Type I' under SEQRA (Article 8 ECL and Title 6 Part 6127 NYCRR).

3. Refers the Applications and supporting documents to the Town Planning Consultant and the Town Engineer for review and comment.

4. Refers the Applications for Site Plan Approval and Special Use Permit, accompanied by the supporting documents, to the Dutchess County Department of Planning and Development for review and advisory opinion pursuant to General Municipal Law Section 239.

5. Directs the Clerk to send a copy of the Applications, accompanied by the supporting documents, to the Village of Red Hook for information and comment as may be desired.

6. Directs the Clerk to circulate the Agricultural Data Statement in the manner prescribed under Agriculture & Markets Law Section 283-a."

Paul Telesca seconded the motion, and all members present voted in favor.

The project was given a tentative date of April 4, 2005 for a reappearance before the Board.

<u>REGULAR SESSION (NEW BUSINESS)</u>

Wise/Potamkin—Norton Road—Subdivision Plat/ Lot Line Alteration
Marie Welch, L.S., appeared before the Board with an application for subdivision plat approval (sketch endorsement) and lot line alteration to authorize the conveyance of 7.15 acres from the land of Donald Wise Limited Partnership to the adjacent land of Marshall and Rosik Potamkin, located on Norton Road in the RD3 District.

Ms. Welch said that the Potamkins wanted a buffer area around their house and thus wanted to annex the 7.15 acres from the neighboring Wise property.

The Board directed Ms. Welch to clarify a line on the map as being a stone wall, not a lot line. In addition, she must correct the road frontage to read “450 feet”. Generally, the Board wished her to make clear which parcels belonged to who. Finally, Ms. Welch must submit an Agricultural Data Statement.

Paul Telesca made a motion to accept the application and give sketch endorsement to the plan. Christine Kane seconded the motion, and all members present voted in favor.

Devereux Foundation—NYS Route 9 and Old Post Road—Subdivision Plat
Tim Race, P.E. from Chazen Associates, John O’Keefe and John Kavanaugh, both from the Devereux Foundation, were present with an application for subdivision plat approval (sketch endorsement) for the creation of a 5.2-acre residential building lot and a 54.4-acre remaining institutional lot from a 59.6-acre parcel in the (I) Institutional District.

John O’Keefe explained that Devereux would like to build a home for as many as 8 developmentally disabled adults who have aged out of the Devereux program but would be unable to live independently. The home would consist of two 3-bedroom and three 2-bedroom apartments. This home would be located on the present grounds of the institution, at the site of an existing building which would be razed as the first step of the project. In order to comply with the rules of a HUD grant, the Foundation must carve the lot for the home away from the remaining institutional ground. This would be a 5-acre lot, which would abide by the zoning regulations. He added that a staff member would be in attendance at the home at all times and would occupy one of the bedrooms.

Ms. Greig said that since that section of NYS Route 9 is part of the Scenic Corridor, setbacks from the road must be examined. Christine Kane said that the subdivision of land should be the first step; setbacks would be discussed when Devereux made application for site plan approval.

Finally the Board asked whether Devereux must amend its special permit in order to take this action. Ms. Greig said she would research this issue and report back to Devereux and to the Board.

David Wright made a motion to grant sketch endorsement to the project. Paul Telesca seconded the motion, and all members present voted in favor.

Mid-Hudson Valley Federal Credit Union—NYS Route 9 and Metzger Road—pre-submission Site Plan
Before presentation of this matter began, David Wright recused himself from both discussion and voting.

Pete Setaro, P.E. of Morris Associates, Bill Spearman, and Dave Gibson, architect with P.W. Campbell, appeared before the Board with a conceptual site plan which included demolition of existing structures and construction of a 3,397 sq.ft. bank facility with 26 parking spaces, one drive-up teller and two remote tellers on a 1.604-acre parcel in the B1 District.

Mr. Setaro explained the project to the Board. He said that the access to the property, which was currently partially on the Hardscrabble Plaza property, would be relocated so that it was wholly on Credit Union property. In addition, an additional access or egress from or onto Metzger Road had been contemplated.

He went on to say that there appeared to be no need to increase the sewage disposal area and that stormwater drainage would be contained under the parking lot. not dispersed off-site. Finally, he said that the facility would use the existing well or drill a new well if necessary, although the Credit Union would be interested in being included in the Village Water District if it was extended to Hardscrabble Commons.

Mr. Setaro said that the Credit Union would seek a variance to decrease the setback requirement from Metzger Road to accommodate the width of the building. It would also seek a variance to decrease the required setback for the parking lot at the front of the proposed facility.

Finally, Mr. Setaro said that the proposed town road running from the rear of the Hannaford property through the proposed Hardscrabble Commons would logically continue through the Credit Union property. The Credit Union would take under consideration that section and its proposed dedication to the Town.

Asked about the building materials for the proposed facility, Mr. Gibson said that the roof would be metal and the exterior walls would be a combination of vinyl siding and stone.

Ms. Greig suggested moving the building back from Route 9 and, as a provision of Greenway, locating the parking lot at the rear of building, not at the front. In addition, she urged the applicants to consider turning the building 90 degrees, locating its face toward Metzger Road instead of toward NYS Route 9, and relocating the driveway to either Metzger Road or to the proposed new road at the rear of the property, or possibly a combination of both.

Mr. Spearman said that the Hardscrabble section of that proposed road was not slated for construction in the near future and that Metzger Road was very narrow. Therefore, he did not want to rule out access to and/or egress from Route 9 at this time. Ms. Greig said the Credit Union could build its section of that road regardless of the Hardscrabble timeframe. Mr. Setaro said that the Route 9 egress could be right-turn only, with a secondary egress on Metzger Road. Several Board members expressed concern about the safety of the proposed Route 9 access given the location of the site in the vicinity of the Hardscrabble property, the M&T Bank and other access points to Route 9.

Christine Kane said that by turning the building and relocating the driveways, drive-up traffic could more easily be separated from teller traffic. She also pointed out that if Metzger Road were widened in the future, the Town would take land from the Credit Union parcel. By turning the building, there would be more land along Metzger Road, and the width of the building would not be imperiled.

The Board requested the applicants to submit revised drawings showing the building turned 90 degrees. It also suggested that they meet with John Clarke, senior planner with Dutchess County Department of Planning and Development, who was instrumental in drafting the plans for the neighboring proposed Hardscrabble Commons.

Firehouse Productions/ Bryan Olson—12 Glen Pond Road—Site Plan
Leonard Sieverding and Bryan Olson appeared before the Board with an application for site plan approval (sketch plan) for the modification of an existing 17,991 sq.ft. storage building for mixed use office and storage space on a 3.04-acre parcel, adjacent to the Village of Red Hook, in the B2 District.

Mr. Sieverding explained that the renovation of the present cold storage building would be undertaken in two (2) phases. During the first phase, the storage area itself would be modified to accommodate storage of audio equipment. Small offices would be added during the second stage.

Mr. Sieverding went on to say that the facility would not be open to the public and that the number of employees would be limited to four (4) plus the owner. The two existing bathrooms would be adequate. The modifications would not change the look of the present building, and there would be no signage other than a small sign at the entrance to the driveway. Trucks would usually be loaded and unloaded during the day. There would be a small outdoor light over the door. Parking spaces in the parking lot would be denoted by stripes.

The Board asked the applicants to submit a plan for whatever landscaping they intended to install and a lighting plan specifying an outdoor light that shines only downward.

Christine Kane made a motion to accept the site plan application. David Wright seconded the motion, and all members present voted in favor. The proposal was tentatively scheduled for reappearance before the Board on March 7, 2005, at which time the Board would be able to set a public hearing date.

ADJOURNMENT
Upon being advised by the Chair that there was no further business to come before the Board, Christine Kane made a motion to adjourn. David Wright seconded the motion, and all members present were in favor. The Chair adjourned the meeting at 10:15 p.m.

Respectfully submitted

Paula Schoonmaker
Assistant Clerk to the Planning Board