

APPROVED
Town of Red Hook Planning Board
Meeting Minutes
January 3, 2011

CALL TO ORDER/ DETERMINATION OF QUORUM

The meeting was opened at 7:32 p.m., and a quorum was determined present for the conduct of business.

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

BUSINESS SESSION

Christine Kane confirmed the agenda as printed. There were no announcements

The December 20, 2010 draft minutes had been circulated among the members and reviewed. Pat Kelly made a motion to adopt those minutes. Kris Munn seconded the motion, and all members present voted in favor.

REGULAR SESSION – OLD BUSINESS

New Beginnings Assembly of God – 8059 Albany Post Road – Lot Line Alteration and Site Plan Approval

George Schmitt, P.E. and Phillip Behr, pastor, were present with an application for Site Plan approval to remove three sheds, to construct an addition to an existing church, and to add an open pavilion as well as for a Lot Line Alteration to convey 0.43 acres from an adjoining parcel, also owned by the applicant, on a $\pm$ 3.21-acre parcel in the B1 Zoning District.

Mr. Schmitt said that a new site plan submission showed the proposed pavilion back in the plan and the proposed installation of a fence and planters. He said that the new plan also showed six (6) locust trees to be removed. He said that new architectural elevations had also been submitted.

The Board addressed several waivers requested by the applicants. First, the members agreed that the only structures on adjacent properties that should be located on the plan should be those on the south side, and that those structures could be digitized, not surveyed. Second, after a discussion about whether the requirement for including land contours could be waived, the Board generally agreed to refer the plan to the Town Engineer to see whether a drainage plan should be prepared. Mr. Schmitt said that there were currently no catch basins or other drainage facilities. Third, the Board waived the requirement for locating fire hydrants.

The Board and applicants then discussed the plan to remove six (6) locust trees, each 6-8 inches in diameter. Sam Phelan said that this would leave the property with even less landscaping and visual buffering than it already had. The applicants said that the

predominantly shale ground made planting replacement trees very difficult. Christine Kane said that soil could be brought in while excavating was taking place or fences with vines or bushes could be installed. Sam Phelan said an earthen berm with plantings could be acceptable if well done.

The Board and the applicants then discussed the exterior lighting. Mr. Schmitt said that no additional exterior lighting was proposed, even within the planned pavilion. The Board generally agreed that all existing lighting should be shown on the plan and should be brought into compliance with the Town's exterior lighting regulations.

Mr. Schmitt said that no new sign was proposed and that the existing sign would not be lit.

The Board referred the plan to the Dutchess County Office of Planning and Development under GML 239m and to the Town Engineer.

The project was tentatively scheduled for the February 7, 2011 agenda.

OTHER BUSINESS

Second meeting in January

Since the next regularly scheduled meeting would fall on a federal holiday (January 17) when the Town Hall would be closed, the Board rescheduled its second January meeting for January 24, 2011. The Board agreed that the public hearing on the Clearwire site plan application which had been continued to January 17 would be continued to January 24, 2011.

Change in definition of "agriculture"

The Board reviewed a change in the definition of the word "agriculture" in section 143-4 of the proposed Centers and Greenspaces Zoning Amendments.

ADJOURNMENT

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

Respectfully submitted,

Paula Schoonmaker