

APPROVED
Town of Red Hook Planning Board
Meeting Minutes
October 17, 2011

CALL TO ORDER/ DETERMINATION OF QUORUM

The meeting was opened at 7:33 p.m., and a quorum was determined present for the conduct of business.

Members present — Deputy Chair Charlie Laing, members Sam Harkins, Wil LaBossier, Kris Munn, and Pat Kelly. Christine Kane was present for one project and did not act as chair. Alternate Brian Walker was absent. Also present was planner Michele Greig.

BUSINESS SESSION

Deputy Chair Charlie Laing confirmed the agenda as published. The October 3, 2011 draft minutes had been circulated among the members and reviewed. Sam Harkins made a motion to adopt the minutes. Wil LaBossier seconded the motion, and all members present voted in favor.

There were four announcements. Charlie Laing said that there would be a bus tour on Saturday, October 21 highlighting green infrastructure practices used to mitigate stormwater. He said that the Cary Institute was sponsoring a forum focused on Climate Change in the Hudson Valley, to take place Saturday, October 22. Also, he said, the Dutchess County Planning Federation was holding a four-hour training session on SEQR basics and public hearing and record keeping on November 1. Finally, he said that there would be a breakfast briefing on zoning and planning case law updates on November 8 in Kingston. Attendance at these classes, he said, would qualify for training credits.

PUBLIC HEARINGS

Stuart & Lisa Kamke – 16 Old Post Road North (Upper Red Hook) – Certificate of Appropriateness

Stuart and Lisa Kamke were present for a public hearing on an application for a Certificate of Appropriateness to construct a 256 sq. ft. (16 ft. x 16 ft) addition to an existing residence on a 3.0-acre parcel in the H (Hamlet) Zoning District.

Charlie Laing read the public hearing notice that appeared on Tuesday, October 11 in the Kingston Freeman.

Mr. Kamke explained the project, saying that it was additional living space that would not be seen from Old Post Road. He said that the color, siding style and roofing would match the house. Charlie Laing then opened the hearing for public comment.

The Board next reviewed comments submitted by the Hamlet Design/Review Committee. The Committee recommended that a Certificate of Appropriateness be issued for the project.

The Board members agreed that the house was set so far back on the flag lot that the addition would not be visible from the road.

Sarah Gilbert, 4 Spring Lake Rd, said that she was in favor of the project.

Since there were no further comments, Kris Munn made a motion to close the public hearing. Wil LaBossier seconded the motion, and all members present voted in favor.

Kris Munn then made a motion that the Board grant the Certificate of Appropriateness. Pat Kelly seconded the motion, and all members present voted in favor.

(Christine Kane joined the meeting as a member at this point)

Christopher Gilbert – 10 Old Post Road (Upper Red Hook) – Certificate of Appropriateness

Sarah Gilbert was present for the public hearing on an application for a Certificate of Appropriateness to install a fence along the front of a 1.43-acre parcel in the H (Hamlet) Zoning District.

Charlie Laing read the public hearing notice that appeared Tuesday, October 11, 2011 in the Kingston Freeman.

Ms. Gilbert explained the project, showing historic and current photos of the property. She said the chinoiserie style of the proposed fence would be a little more interesting than a traditional picket fence. Charlie Laing then opened the hearing for public comment.

Kris Munn noted that the 85' length of the fence actually referred to the length of a span of the fence.

The Board then reviewed the comments submitted by the Hamlet Design/Review Committee, which concluded by recommending that a Certificate of Appropriateness be granted for the project.

Since there were no comments from the public, Christine Kane made a motion to close the public hearing. Sam Harkins seconded the motion, and all members present voted in favor.

Pat Kelly then made a motion that the Board grant the Certificate of Appropriateness. Sam Harkins seconded the motion, and all members present voted in favor.

(At this point, Christine Kane left the meeting)

OTHER BUSINESS

Red Hook Fire House – solar panel array

Jim Mulvey, representing the Red Hook Fire Company, said that the Fire Company had received a NYSEERDA grant to install solar panels that would provide electricity to the fire house. He said that after engineers had determined that the panels could not be installed on the roof without considerable work on strengthening the roof supports, the Fire Company had decided to install eleven (11) poles with mounted panels. He said the

panels would be 15 or 16 feet off the ground and that they would not interfere with a nearby Village well. He said that the Fire Company leased the building on a parcel owned by the Village of Red Hook, that the parcel extended partly into the Town and that the panels were proposed to be installed on the Town portion. He said that the Village had granted an easement to the Fire Company for the panels and poles.

Michele Greig said that Mr. Mulvey should first consult the Zoning Enforcement Officer to determine whether a site plan review was needed for the building permit. She said that if such a review was needed, the Board had discretion to waive certain requirements or to determine that the project was limited in scope and that an abbreviated review would be sufficient. She said that landscape buffers might be advisable as long as they did not interfere with the sunlight on the panels.

Mr. Mulvey said that the NYSERDA grant was set to expire in March 2012 and that the Fire Company hoped to complete a significant portion of the work before the ground froze.

Anderson Commons – request for fee waiver

Charlie Laing summarized a letter dated October 11, 2011 from Andrew Learn, an engineer at Morris Associates, saying that the Anderson Commons applicants wished to resubmit the development project in substantially the same form as when it was conditionally approved in 2006 and substantially amended in 2008. He said that the letter requested that application fees be waived because TKB had paid the fees in 2004 when the project was first submitted.

The Board noted that in the past, new complete applications, including new application fees, had been required when projects had expired and then had been resubmitted. Moreover, the members agreed that only the Town Board had the authority to modify or waive fees. Charlie Laing asked that letter to that effect be sent to Mr. Learn.

Anderson Commons – letters regarding SEQR

Charlie Laing summarized a letter dated October 4, 2011 from Everett Pearsall chair of the Village Planning Board regarding that board's intent to reaffirm its Negative SEQR Declaration for the Anderson Commons development on October 13, 2011.

Charlie Laing then summarized a Town Planning Board response dated October 12, 2011 stating that the Village Planning Board's timetable did not give the Town Planning Board thirty (30) days to respond, as required for SEQR communications. In addition, the response letter noted that all Town approvals for that project had expired and that new submissions for the Town portion of the project must be processed as a new application.

Finally, Charlie Laing read a letter dated October 17, 2011 from Village Planning Board attorney Victoria Polidoro stating that for the Village, the approved site plan had not expired and that the plan was identical to the one for which a Neg Dec was issued in 1995. Nevertheless, the Village Planning Board had tabled its SEQR action until November 9th and had requested the applicant to forward updated SEQR materials for the Town Planning Board's review.

The Board generally agreed to send a letter to the Village Board thanking the members for their response and saying that the Town Planning Board looked forward to receiving the SEQR updates.

ADJOURNMENT

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

Respectfully submitted,

Paula Schoonmaker

Attachments

Certificate of Appropriateness granted to Stuart and Lisa Kamke

Certificate of Appropriateness granted to Christopher Gilbert

**Town of Red Hook Planning Board
CERTIFICATE OF APPROPRIATENESS**

Date: October 17, 2011

For: Stuart and Lisa Kamke

Tax Parcel # 134889-6373-01-027722-0000

The applicants own ±3.0 acres at 16 Old Post Road in the Hamlet of Upper Red Hook. They wish to add 256 sq. ft. (16' x 16') of living space to an existing residence.

The application, drawings, photographs and site plan were sent to the Hamlet/Design Review Committee on September 26, 2011.

The Hamlet/Design Review Committee reviewed the proposed changes and submitted its comments to the Planning Board on October 16, 2011. The Committee recommended that the Planning Board issue the Certificate of Appropriateness.

A public hearing was held October 17, 2011.

The Planning Board has reviewed, discussed the proposed plans, and considered the comments of the Hamlet Design/Review Committee. The Board has determined that the proposed modifications are compatible with the historic character of the property as well as with the neighboring properties and the district and that there will be no visual negative impact. Therefore,

The Town of Red Hook Planning Board hereby issues this **Certificate of Appropriateness** to Stuart and Lisa Kamke for the proposed changes as described above.

Certified by: _____ Date: _____
Clerk

**Town of Red Hook Planning Board
CERTIFICATE OF APPROPRIATENESS**

Date: October 17, 2011

For: Christopher Gilbert

Tax Parcel # 134889-6373-01-184750-0000

The applicant owns + 1.43 acres at 10 Old Post Road in the Hamlet of Upper Red Hook. He wishes to install a fence in the front yard.

The application, drawings, photographs and site plan were sent to the Hamlet/Design Review Committee on October 4, 2011.

The Hamlet/Design Review Committee reviewed the proposed changes and submitted its comments to the Planning Board on October 16, 2011. The Committee recommended that the Planning Board issue the Certificate of Appropriateness.

A public hearing was held October 17, 2011.

The Planning Board has reviewed, discussed the proposed plans, and considered the comments of the Hamlet Design/Review Committee. The Board has determined that the proposed modifications are compatible with the historic character of the property as well as with the neighboring properties and the district and that there will be no visual negative impact. Therefore,

The Town of Red Hook Planning Board hereby issues this **Certificate of Appropriateness** to Christopher Gilbert for the proposed changes as described above.

Certified by: _____ Date: _____
Clerk