

**TOWN OF RED HOOK PLANNING BOARD
APPROVED MEETING MINUTES
November 4, 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, Vanessa Kichline and Kristina Dousharm. Kallie Robertson and Lisa Foscolo were absent. Also present was planning consultant Michele Greig, and Engineering consultant Michelle Mormile.

Mr. Phelan confirmed the agenda as published. Approval of the minutes of October 21 was tabled.

OLD BUSINESS

Sky Park Minor Subdivision 2019-2, 438 Route 199

Continued discussion of application to subdivide a 102.114 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 reviewed changes to the subdivision plat and worksheet.

The proximity of one of the driveway to DEC wetlands was discussed. Four hundred feet of the driveway encroaches on the 100' DEC wetlands buffer. However, the road that will serve as the proposed driveway has long existed, and Mr. Mangione said that changing the route of the driveway would result in more disturbance to the wetland than leaving it where it is. He said DEC officials agreed with that, but the driveway may need a permit none-the-less. Board members were concerned about potential additional disturbance within the adjacent area during construction, and the potential of a future lot owner to pave the driveway or apply salt to the gravel, which would not be allowed.

Michelle Mormile said that the Board could require a sediment and erosion control plan even if the DEC does not. Various notification and enforcement methods were discussed, as well as alternative placement of the driveway.

Ms. Mormile reviewed her comments dated 10-31-19. It was agreed that a permit from the Department of Transportation (DOT) will be required, and improvements to the driveway entrance on route 199 should be shown of the plat. A cross section and specification for the driveway was requested, including the proposed 2 % grade mitigation using fill in one part of a driveway. Turnarounds for emergency vehicles, as per town highway specifications, will need to be shown on the plat. The Fire Department will need to sign off on the proposed turnarounds.

Michele Greig reviewed her comments dated 10-28-19. She recommended that the Board circulate for SEQR lead agency to the DOT, DEC and Dutchess County Department of Environmental, Behavioral and Community Health. Kristina Dousharm moved to approve a Resolution Establishing Intent to be Lead

Agency for an unlisted Action Undergoing Coordinated Review. Vanessa Kichline seconded and all members voted in favor.

Ms. Grieg recommended that the Board ask their biologist consultant review to proposed mitigation measures for Blanding's turtle. Mr. Mangione said the DEC, under whose jurisdiction the Blanding's turtle is, is reviewing the mitigation. The Board agreed to consider comments from the DEC before deciding whether to ask their biologist to review them.

Ms. Greig recommended that the Board withhold sketch approval until all environmental issues have been resolved and the Board concludes SEQR review.

Additional requirements, including easements and agreements, deed restrictions and plat notes were reviewed.

ADJOURNMENT

There being no further business before the Board, Bill Hamel made a motion to adjourn. Brian Kelly seconded and the motion was carried unanimously.

Respectfully submitted,

Kathleen Flood
Clerk for the Board