

**TOWN OF RED HOOK PLANNING BOARD
APPROVED MEETING MINUTES
September 18, 2017**

Christine Kane called the meeting to order at 7:30 pm and confirmed the agenda as published.

A quorum was determined present for the conduct of business. Members present: Christine Kane, Bill Hamel, Kallie Robertson, Brian Kelly and Sam Phelan. Sam Harkins and Lisa Foscolo were absent. Also present were planning consultant Michele Grieg and engineering consultant Michelle Ewert.

Sam Phelan made a motion to approve the minutes of the Board's August 21 meeting. Bill Hamel seconded and all members voted in favor.

Ms. Kane reminded board members that four hours of training are required each year. She said a three hour workshop will be offered Sept. 30 at Norrie Point Environmental center, and also distributed information about workshops offered in the fall by the Dutchess County Planning Federation.

PUBLIC HEARING

Baxter 50 – Baxter Road – Minor Subdivision – final plat

Public Hearing on application to create two parcels, 12.6 acres and 10.6 acres, from a 23.2 acre parcel in the R1 Zoning District. A 0.4 acre portion of the lot is located in the Village of Red Hook.

Engineer and applicant representative Tim Lynch was present. Christine Kane read the public hearing notice that was published in the Poughkeepsie Journal and the Kingston Freeman.

Mr. Lynch provided a draft common driveway agreement to be reviewed by the town attorney and Described the project.

Dave Grover of 62 Baxter Road asked for clarification about what was allowed within the 200' buffer with the neighboring agricultural land. Michele Grieg said that nothing could be built and no clear cutting could be done within the buffer, but a septic field could be located there. Ken Anderson asked if there were wetlands on the property. Mr. Lynch indicated on the map where wetlands are located. Mr. Grover asked who the owner of the property is. Mr. Lynch replied Rhinebeck-Red Hook BG, LLC is the owner. Mr. Anderson asked where the driveway would be. Mr. Lynch indicated on the map the approximate location.

Ms. Kane asked if there were any more questions or concerns from the public. There were none. Kallie Robertson made a motion to close the public hearing. Brian Kelly seconded and all members voted in favor.

The Board reviewed a draft approval resolution. Sam Phelan made a motion to adopt it. Bill Hamel seconded and all members voted in favor.

Sassano – Budds Corner Road – Special Permit

Public Hearing on application to permit 5 accessory structures on a 5.5 acre property in the RD3 district.

Architect and applicant representative Christy Billeci was present. Christine Kane read the public service announcement that was published in the Poughkeepsie Journal and the Kingston Freeman. Ms. Billeci gave an overview of the project.

Charles Butenhoff, a neighbor, asked whether the pathways and tennis courts would be lighted. Ms. Billeci said that the pathways would be lit with small lights on the ground, and the tennis court would have pole lights. She said that the town requires that the pole lights be fully shielded and that they cannot spill light on to neighboring properties. Ms. Kane said that two lighting plans have been submitted. Mr. Butenhoff asked how the lights will be controlled. Ms. Billeci said her client was still making decisions regarding the lighting. Mr. Butenhoff asked if the project would impact the value of his land. Ms. Kane said she could not answer that question, perhaps the Town Assessor could.

Michelle Ewert reviewed comments dated 9-15-17 from the town engineer regarding the photometric plans submitted for the tennis court. She said two plans were submitted, and since the Town has no specific laws for sporting facility lighting, the plans were reviewed using the Illuminating Engineering Society of North America (IESNA) Lighting handbook, which recommends that social and recreational tennis facilities have an average of 50 foot-candles.

Ms. Ewert continued that one of the plans submitted has an average of 52.30 foot-candles and the recommendation of the town engineer is to revise the plan to have a more evenly lighted plan which would allow for lower maximum foot-candles for a more evenly lit playing surface. She recommended 30-50 foot-candles for this type of use. She requested that cut sheets for the proposed lights be submitted, and that the revised photometric plan show only the lighting of the court and exclude any lighting of adjacent areas.

Ms. Ewert said the alternative plan submitted had a light spillover that is within the Town Code, but an average of 72.24 foot-candles, which was judged to be unacceptably excessive.

Sam Phelan asked about the location of the tennis court. Ms. Billeci said the location was chosen because it was more level. Mr. Phelan said he would be more concerned about the sound from the court more than the lighting.

After additional discussion about landscaping and the location of the court, the board generally agreed to take the advice of Ms. Ewert and visit a location with the recommended lighting levels to see and experience the lighting level in person. Ms. Billeci said she would try to set up a visit to the tennis courts at Bard College.

Ms. Kane asked if there were any more questions or comments from the public. There were none. The Board generally agreed to leave the public hearing open, to be continued October 16, in order to give the applicant time to submit revised lighting plans to the town engineer.

OLD BUSINESS

Barry Kramer – 124 North Road – Certificate of Appropriateness

Continued discussion of application to construct a 2,591 SF residence with a 638 SF of deck/porch and 582 SF attached garage in the Historic Overlay District.

The applicant's representative Tim Lynch was present.

Ms. Kane reviewed the comments from the Design Review Committee (DRC), particularly with regard to the placement of the windows and the attached garage, and the response to those comments by the applicants, Mr. Kramer and Ms. Zalichin.

After reviewing the comments and the proposed elevations and floor plans with Mr. Lynch the Board generally agreed that the windows were not as much of a concern as the garage. Although empathetic to the applicant's desire for an attached garage, the Board generally agreed that the garage and attached mud room could and should be revised. Sam Phelan commented that although the house is the last one on North Road, it is most definitely part of the streetscape, and all recent renovations to neighboring houses have been done in a manner consistent with the village pattern book. Ms. Grieg added that the Historic Landmark Overlay District is a prestigious district and there are legitimate reasons as to why it's important to give careful consideration to the architectural appropriateness of new construction within the district.

Horkan (Kuenster)/Rotger – 274 Spring Lake Road -Lot Line Alteration

Continued discussion of application to convey 3.46 acres of land from the 12.79 acre Rotger parcel to the 19.313 acre Horkan (to be acquired by Kuenster) parcel in the RD3 Zoning District.

The applicant's representative Marie Welch was present. She submitted revised maps and environmental assessment forms. Michele Greig reviewed her comments dated 9-18-17.

Kallie Robertson made a motion to adopt a Lead Agency Resolution under SEQR. Brian Kelly seconded and all members voted in favor. The Board reviewed parts two and three of the EAF and a draft Negative Declaration. Sam Phelan made a motion to adopt the Negative Declaration. Bill Hamel seconded and all members voted in favor.

A public hearing was scheduled for Oct. 2

David Podolsky – 249 Hapeman Hill Road – Lot Line Alteration

Continued discussion of application for a lot line alteration between a 12 acre parcel and an adjacent 9 acre landlocked parcel of the same owner, resulting in a 3.5 acre parcel with an existing house, well and septic, and a 17.5 acre vacant flag lot in the RD3 Zoning District.

The applicant's representative Marie Welch was present. She gave an overview of the project and plan revisions submitted.

Michele Grieg reviewed her memo dated 9-18-17. The Board reviewed parts 2 and 3 of the EAF. Brian Kelly made a motion to adopt a SEQR Negative Declaration. Sam Phelan seconded and all members voted in favor.

A public hearing was scheduled for Oct. 2.

Hannaford Supermarket – Amended Site Plan

Continued discussion of application to restripe and place identification signs on 6 existing parking spaces, change the color of the building, replace the existing signage in the front of the building, relocate the Welcome sign, and replace the face of the monument sign on Route 9.

The applicant's representative Brandee Nelson was present.

Ms. Kane said a response had been received from Dutchess County Planning saying the project was a matter of local concern.

Kallie Robertson made a motion to adopt a SEQR Type II Resolution. Bill Hamel seconded and all members voted in favor.

The Board reviewed the building colors and materials and the intensity and color temperature of the proposed signs.

A public hearing was scheduled for Oct. 2.

Red Hook Land Corporation – 5 Old Farm Road – Site Plan

Continued discussion of application to reconstruct commercial multi-use buildings on a 1.955 acre parcel in the Traditional Neighborhood Development - Commercial Center (TND-CC) District.

Applicant's representatives/ engineers Tim and Bob Ross were present.

Substantially revised plans were discussed. The Board and applicants reviewed comments from Michele Grieg dated 9-14-17 and Crawford & Associates dated 9-15-17. Michele Grieg suggested that the Design Review Committee review the new submission.

NEW BUSINESS

Staley Mobile Home – Amended Site Plan

Presentation of application to replace an existing mobile home that was damaged with another mobile home on a 1.16 acre property on Mill Road in the R 1.5 district.

Applicant Homer K. Staley was present. He gave an overview of the project. The use is existing nonconforming. The new mobile home will be on the same location as the one being replaced.

Bill Hamel made a motion to adopt a SEQR Type II resolution. Sam Phelan seconded and all members voted in favor.

A public hearing was scheduled for Oct. 16.

Hesse-Bellman – 88 Station Hill Road – Certificate of Appropriateness

Presentation of application to construct a 1 car detached garage in Barrytown.

The applicant's representative Javier Gomez was present.

Christine Kane said that comments had been received from the DRC, recommending that the Board grant a Certificate of Appropriateness.

A public hearing was set for Oct. 2.

Mimeles-Deitz – 203 Barrytown Road – Certificate of Appropriateness

Presentation of application to demolish an attached garage and construct a 12 x 14 detached shed in the hamlet of Barrytown.

The applicant's representative Rick Angier was present.

Christine Kane said comments had been received from the DRC, recommending that the Certificate of Appropriateness be granted, although the project has already been completed.

Mr. Angier explained that he replaced the original building contractor in the middle of the project, and was not aware that the removal of the detached garage and construction of the shed was not approved under the original Certificate of Appropriateness that was granted for the renovation of the residence. He described the work that was done.

The board asked the applicants to submit photos of the finished project.

Brian Kelly made a motion to waive the public hearing. Bill Hamel seconded and all members voted in favor. Bill Hamel made a motion to grant a Certificate of Appropriateness. Kallie Robertson seconded and all members voted in favor.

OTHER BUSINESS

Extension Request – DMAJS Minor Subdivision

Sam Phelan made a motion to grant a 190 day extension to satisfy the conditions of approval for DMAJS minor subdivision ranted 12-19-16. Brian Kelly seconded and all members voted in favor.

ADJOURNMENT

Christine Kane announced that Sam Phelan has agreed to be Deputy Chair of the Board.

There being no further business before the Board, the meeting was adjourned.

Respectfully Submitted,

Kathleen Flood
Clerk of the Board