

TOWN OF RED HOOK PLANNING BOARD
APPROVED MEETING MINUTES
April 1, 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, Kristina Dousharm, Kallie Robertson, Brian Kelly and Lisa Foscolo. Also present was planning consultant Michele Grieg.

PUBLIC HEARINGS

MC Acres / Weckesser Minor subdivision and Lot Line Alteration – Middle Road

Public hearing on application. MC Acres, Inc. proposes to transfer 2.464 acres to lands of Weckesser; Weckesser proposes to transfer .145 acres to MC Acres. MC Acres proposes to subdivide the remaining MC Acres lands into 2 parcels 23.477 acres and 38.829 acres in size.

Sam Phelan opened the hearing by reading the public hearing notice that was published in the Poughkeepsie Journal.

Applicant's representative Mark Graminski and applicant David Vosburgh were present. Mr. Graminski gave an overview of the project. He said the applicant has approached Winnakee Land Trust for a conservation easement. He indicated wetlands and the former railroad bed on the project site at Mr. Phelan's request.

The Board and Mr. Graminski reviewed comments from the Planning Board's engineering and planning consultants. Kallie Robertson asked if the rail bed would be part of the conservation easement. Mr. Vosburgh said there would be some language in the agreement. Mr. Phelan said that the easement should specify that no development on the rail bed be permitted, and public access to the rail bed if it becomes a trail should be guaranteed, and the easement should include the portion of the MC Acres lands that is being transferred to Weckesser.

The Board reviewed parts 2 and 3 of SEQR and an accompanying Negative Declaration. Kristina Dousharm moved to adopt the Negative Declaration. Bill Hamel seconded and all members voted in favor.

The Board and applicants reviewed draft conditions of approval. The public hearing will remain open until the next meeting.

Traditions at Red Hook (Formerly Hoffman TND) – Amended Site Plan and Subdivision

Public hearing on applications to amend site plan and subdivision, including the construction of a community swimming pool; relocation of dwelling types; changes in the Section Plan, house styles and colors; and revisions to drainage, grading, pavement materials and outdoor lighting fixtures.

Applicant Joe Bonura and applicants engineer Rod Morrison were present. Mr. Phelan opened the hearing by reading the public hearing announcement published in the Poughkeepsie Journal. Mr. Morrison and Mr. Bonura gave an overview of the changes to the project and the reasoning behind them.

Mr. Phelan asked if there were any questions or comments from the public. Mary Stoppenbach asked how much higher the homes would be due to changes in the grading, and if the pool would have any impact on the wetland. Mr. Bonura said the houses would be 6 inches higher, and the pool will not impact the wetland. Mrs. Stoppenbach asked how the pool will be filled and drained. Mr. Bonura said the pool would be filled either by a water tanker truck or the village water supply. He said it would be connected to the sanitary sewer so it will have no impact on the storm water system or the wetland. He said pool chemicals would be stored in containment containers.

Johanna Moore asked about safety around the pool. Mr. Bonura replied that there would be a fence around the entire pool area, and residents would have access during specified hours of operation.

John Muirhead asked if there were any plans to plant a vegetative buffer between his yard and the soccer field. Mr. Bonura said that a trail would go around the soccer field. Mr. Bonura said that he would be willing to speak to Mr. Muirhead about his concerns in a future private meeting.

Jenna Sealy asked if it were a 'gated community'. Mr. Bonaro said that many of the amenities were for homeowners only, and some features, including the trails and the soccer fields would be open to the greater community. Dan Polaro said he felt that installing a pool in the development will detract from Rec Park. Michele Grieg explained that the developers provided recreational amenities for the homeowners in lieu of paying recreational fees to the Town, and have allowed public access to some. Mr. Morrison added that the community pool would be very different from the Rec Park, for example there would be no organized swim teams or lifeguards.

Mary Stoppenbach asked if there would be increased runoff that might harm with wetlands because the developers have decided not to use permeable pavement. Mr. Morrison said infiltrators will be installed that direct excess water back underground.

James Walrath said he lives on the other side of the wetland, said he is concerned about the water level rising. Mr. Morrison said the bottom of the infiltrators is 2 feet above the water table. Mr. Bonura said he monitors the groundwater at the site continuously.

Jenna Sealy asked if the trail would be paved. Mr. Bonura replied no. Ms. Sealy said many who purchased houses on Jefferson Road recently did not know about the development, and asked that the developers to consider the privacy of the neighborhood as they proceed. She suggested planting trees or shrubs along the border. Mr. Bonura offered to meet with the neighbors to discuss concerns. Ms. Sealy invited him to the next neighborhood watch meeting.

Bill Hamel moved to close the public hearing. Brian Kelly seconded and all members voted in favor.

Sam Phelan asked if there was a landscaping plan for the pool area. Mr. Morrison said a variety of grasses will be planted, in addition to shade and ornamental trees. He said that a rendering will be submitted.

Mr. Phelan said the Dutchess County Department of Planning and Development had reviewed the changes and had no comment. The Board reviewed comments from Greenplan and Crawford & Associates, and two conditional approval resolutions. Kallie Robertson made a motion to adopt the amended Subdivision Approval Resolution. Bill Hamel seconded and the motion passed unanimously.

Brian Kelly moved to adopt the amended Site Plan approval Resolution. Lisa Foscolo seconded and the motion passed unanimously.

OLD BUSINESS

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

Continued discussion of sketch plan application to reconstruct commercial multi-use buildings on a 1.955 acre parcel in the (TND-CC) Zoning District.

Applicant Tim Ross was present. He and the Board reviewed his latest revisions. Landscaping, parking, traffic/pedestrian patterns, phasing, lighting and signage were discussed. Kristina Dousharm made some architectural suggestions, including placement of the proposed clock tower, building heights, (particularly the corner building) breaking up the façade, and doorway access. The Board generally agreed that variety in style is a significant factor for a pleasing overall look.

NEW BUSINESS

Ruge's Red Hook Holding LLC – 7293 South Broadway – minor subdivision

Presentation of application to convey ± 0.361 acres from a ± 2.381 acre parcel to an adjacent ± 0.915 acre parcel, and to combine the resulting ± 1.276 acres with an adjacent ± 1.143 acre parcel.

In the Traditional Neighborhood District – Commercial Center District.

Applicant's representative Mark Graminski was present. He gave an overview of the subdivision. He said previous site plans for the parcels have been withdrawn. Currently there are three lots, and two are proposed.

Sam Phelan commented that the proposed subdivision would impinge the potential use of the property, and he was concerned that it would not integrate with the zoning in the area.

Brian Kelly commented that it's a problematic lot on many levels, which can't be solved by the Board endorsing or not endorsing the subdivision.

After considerable discussion, Lisa Foscolo moved to grant sketch plan approval. Bill Hamel seconded and all members voted in favor.

The Board reviewed a SEQR Type II Resolution. Bill Hamel moved to adopt it. Kristina Dousharm seconded and all members voted in favor.

A public hearing was scheduled for May 6.

OTHER BUSINESS

Kallie Robertson made a motion to authorize the Chairman to sign the plans for the Cookingham subdivision that has been approved by the Village Planning Board. Lisa Foscolo seconded and all members voted in favor.

Town Board referral – Local Law C 2019 amending Community Preservation Plan

Sam Phelan said that the town wants to use Community Preservation funds to purchase lands in Tivoli. The Board determined that the action was consistent with the Local Waterfront Revitalization Program.

ADJOURNMENT

There being no further business before the Board, Brian Kelly made a motion to adjourn. Bill Hamel seconded and all members voted in favor.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Kathleen Flood", written in a cursive style.

Kathleen Flood
Clerk for the Board

Project: McAcres Subdivision/LotLine Alteration

Date: mc Acres4-1-19

Short Environmental Assessment Form
Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	☒	☐
2. Will the proposed action result in a change in the use or intensity of use of land?	☒	☐
3. Will the proposed action impair the character or quality of the existing community?	☒	☐
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	☒	☐
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	☒	☐
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	☒	☐
7. Will the proposed action impact existing:		
a. public / private water supplies?	☒	☐
b. public / private wastewater treatment utilities?	☒	☐
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	☒	☐
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	☒	☐
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	☒	☐
11. Will the proposed action create a hazard to environmental resources or human health?	☒	☐

Project: **McAcres**Date: **4-1-19**

Short Environmental Assessment Form

Part 3 Determination of Significance

For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

See attached Negative Declaration.

- ☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
- ☒ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Town of Red Hook Planning Board

Name of Lead Agency

Date

Sam Phelan

Chairman

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from Responsible Officer)

PRINT FORM

State Environmental Quality Review (SEQR)

Negative Declaration

Notice of Determination of Non-Significance

Date of Adoption: April 1, 2019

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law.

The Town of Red Hook Planning Board, as Lead Agency, has determined that the proposed action described below will not have a significant effect on the environment and a Draft Environmental Impact Statement will not be prepared.

Name of Action: MC Acres/Weckesser Subdivision/Lot Line Alterations

SEQR Status: Type I ☐
Unlisted ☒

Conditioned Negative Declaration: ☐ YES
☒ NO

Description of Action: The applicants propose to convey ± 2.464 acres of land from the ± 64.627 acre MC Acres parcel (± 5.857 acres of which are located in the Town of Rhinebeck) to the ± 1.827 acre Weckesser parcel; to convey ± 0.145 acres from the Weckesser parcel to the MC Acres parcel; and to subdivide the MC Acres parcel into two lots ± 38.829 acres (Lot 1) and ± 23.477 acres (Lot 2) in size, each of which will be served by an individual well and sanitary sewage disposal system. The Weckesser parcel and proposed Lot 2 will share a common driveway. A conservation easement will be placed on proposed Lot 1, Lot 2, and a portion of the Weckesser parcel to prevent further subdivision of the lots and to protect the Hucklebush railroad right-of-way. The MC Acres parcel is located in the Agricultural Business (AB) District and the Weckesser parcel is located in the RD3 District.

Location: 230 and 258-274 Middle Road, Town of Red Hook, Dutchess County, NY

Reasons Supporting This Determination:

1. The Town of Red Hook Planning Board has given due consideration to the subject action as defined in 6 NYCRR 617.2(b) and 617.3(g).
2. After reviewing the Environmental Assessment Form (EAF) dated December 7, 2018 and revised March 18, 2019 for the project, the Planning Board has concluded that environmental effects of the proposed project will not exceed any of the Criteria for Determining Significance found in 6 NYCRR 617.7(c).

3. The project site is located within 500 feet of lands within a New York State certified Agricultural District (Agricultural District 20). A note on the subdivision plat gives notice to future purchasers of the proposed lots that farming activities may occur on neighboring lands and may cause noise, odors and dust. In accordance with Chapter 72 of the Town Code, a typed document containing the plat note regarding farming activities will be delivered to all prospective purchasers of the lots, and all deeds of the proposed lots will contain references to the plat note relative to the hazards and nuisances (noise, odors, and dust) of farming to which residents of such parcels willingly subject themselves. The proposed project has been designed in accordance with an approved Farmland Protection Plan for the property; the Planning Board reviewed the Farmland Protection Plan against the requirements of the AB District and the provisions for conservation subdivision and found that the project is consistent with the requirements of these sections of the Town Code. The proposed house locations have been located, to the extent possible, away from prime and significant agricultural soils on the subject properties, and proposed Lots 1 and 2 and a portion of the Weckesser parcel will be encumbered by a conservation easement that will identify the building envelope on each parcel and will prohibit future subdivision of the lots. All three house locations have been situated more than 200 feet from adjacent lands in the NYS certified agricultural district to provide an agricultural buffer between the proposed new dwellings and the adjacent farmland. An Agricultural Data Statement has been filed by the applicant, forwarded to all owners of farming operations within 500 feet of the project site, and such Statement has been considered by the Planning Board in its review of the application. Based on the foregoing, no significant adverse environmental impacts to agricultural resources will occur.
4. New York State Department of Environmental Conservation (NYSDEC) wetlands are located on the MC Acres parcel. The wetlands were delineated by the NYSDEC, and the Final Plat includes a DEC Freshwater Wetlands Validation Block, which will be signed by the DEC. The building envelopes for proposed Lots 1 and 2 and the Weckesser parcel are located outside of the wetlands and the 100' adjacent area. An existing farm road, a portion of which crosses the wetland and 100' adjacent area, will be utilized as the driveway to proposed Lot 2; any improvements made to the existing farm road within the wetland or regulated 100' adjacent area will require a permit from the NYSDEC pursuant to Article 24 of the Environmental Conservation Law prior to commencement of work. Based on the foregoing, no significant adverse environmental impacts to wetlands will occur.
5. A portion of the former Hucklebush railroad right-of-way, which has been identified as a potential future trail in the Red Hook Trail Plan (February 2016), is located on the subject lands. The project has been designed so that all building envelopes and improvements are located off the railroad right-of-way, with the exception of a single driveway crossing for the shared driveway for proposed Lot 2 and the Weckesser parcel. A conservation easement will be placed on proposed Lots 1 and 2 and on the portion of the Weckesser parcel that includes the Hucklebush railroad right-of-way to prevent development of these lands and to preserve them for installation of a future trail. Thus, impacts to potential future trails have been minimized to the greatest extent practicable.
6. The action will create a need for recreational land and facilities due to the generation of approximately 8 new residents of the Town including 3 new school age children, based on multipliers provided by Rutgers University, Center for Urban Policy Research *Residential Demographic Multipliers* (June 2006). When considering the cumulative demands of all recently approved and pending subdivision applications on Town recreational

facilities, there may be a need to expand such facilities in the near future as a result of this and other subdivisions. Based on the present and anticipated future need for park and recreational opportunities in the Town, and the recreation demands that will arise from the future population of this project, parklands should be reserved as a condition of approval of this subdivision. However, the Planning Board has examined the feasibility of locating a park on the subject parcel and has determined that the site is not suitable. Therefore, pursuant to New York State Town Law § 277, the Planning Board has appropriate grounds to require that the applicant deliver payment in lieu of parkland dedication in an amount established by the Town Board, sufficient to allow for expansion of the Town's recreational facilities. Based on the foregoing, no significant adverse environmental impacts to recreational resources will occur.

7. The Planning Board has concluded that there are no significant adverse environmental impacts associated with the proposed action.

For Further Information:

Contact Person: Kathleen Flood, Planning Board Clerk
Address: 7340 South Broadway
Red Hook, NY 12571
Telephone: 845-758-4613

A Copy of this Notice Filed With:

Town of Red Hook Planning Board (Lead Agency)
7340 South Broadway
Red Hook, NY 12571

Resolution Granting Approval to the Amended Final Subdivision Plat for Tradition at Red Hook (Formerly Hoffman TND)

Name of Project: Tradition at Red Hook (formerly Hoffman TND)

Name of Applicant: 25 Old Farm Road LLC

Whereas, the applicant, 25 Old Farm Road LLC, has submitted an application for Amended Subdivision Plat approval dated March 7, 2019 to the Town of Red Hook Planning Board to amend a Subdivision Plat previously approved by the Planning Board on August 15, 2016 for one hundred and two (102) residential lots, four open space parcels (which will include a Community Center and Mail Kiosk), and one lot to be retained by Roger Hoffman on $\pm$ 52.05 acres of land located at 19, 25 and 45 Old Farm Road (Tax Parcel Nos. 6272-00-204261, 6272-00-191306, and 6272-00-103351), partially within the TND Residential Subdistrict and partially within the TND Commercial Center Subdistrict in the Town of Red Hook, Dutchess County, New York (the “project” or “Tradition at Red Hook”); and

Whereas, the applicant has submitted the following revised Sheets, all prepared by LRC Group:

Sheet SB-3 SP (Easement Plan) dated 1/16/13 and last revised 2/22/19
Sheet SB-4 SP (Section Plan) dated 1/16/13 and last revised 2/22/19
Sheet SD-1 SP (Site Drainage Plan) dated 1/16/13 and last revised 2/22/19
Sheet SG-1 SP (Site Grading Plan) dated 1/16/13 and last revised 2/22/19
Sheet LL-1 SP (Planting Plan) dated 11/16/18 and last revised 3/22/19
Exhibits 1, 2, and 5 (undated); and

Whereas, the applicant has submitted “Recreational Features by Section” dated 4/22/16 and last revised 3/22/19; and

Whereas, the applicant has submitted “Updated Site Lighting Data” (Attachment C to correspondence from LRC Group dated 3/22/19); and

Whereas, pursuant to Section 143-49.1(A)(2) the Planning Board on August 15, 2016 approved an application for open space incentive zoning as outlined in Section 143-49.2 of the Town’s Zoning Law, for a total of 33 incentive dwelling units, for which the applicant pay cash as the provided benefit to the Town; and

Whereas, pursuant to §120-11(G) of the Town’s Subdivision Law and New York State Town Law, the applicant has proposed to file the subdivision plat in Sections, and pursuant thereto the applicant submitted “Section Plat” Plan Sets for Sections #1 to #8, each set consisting of eight (8) sheets, all dated November 24, 2015 and last revised March 25, 2016, each of which may be filed within three (3) years of the filing date of the first section with the Dutchess County Clerk; and

Whereas, the applicant proposes to amend the Section Plat plan, as depicted on Exhibit 2 prepared by LRC Group (undated); and

Whereas, on December 15, 2014 the Planning Board was designated the lead agency for the purpose of conducting a coordinated review of a Type I action pursuant to SEQR and Chapter 68 of the Town Code; and

Whereas, on March 16, 2015, after reviewing the Full EAF, a Generic Environmental Impact Statement adopted by the Red Hook Town Board on February 23, 2011 for the zoning amendments that created the Traditional Neighborhood Development District, and the 'criteria for determining significance' set forth in 6 NYCRR Part 617.7(c), the Planning Board determined that the proposed action will not cause any significant adverse impact on the environment, and thus issued a Negative Declaration determining that an environmental impact statement need not be prepared; and

Whereas, on March 18, 2019, the Planning Board reaffirmed its prior SEQR determination of non-significance issued on March 16, 2015; and

Whereas, the parcels are located within 500 feet of a certified Agricultural District (Agricultural District 20) and the applicant submitted an Agricultural Data Statement, dated March 6, 2019, which the Planning Board duly forwarded to all owners of farm operations within 500' of the subject parcels; and

Whereas, the Planning Board considered the Agricultural Data Statement in its review of the application; and

Whereas, the Planning Board notified the Clerk of the Village of Red Hook of the public hearing on the subdivision application pursuant to General Municipal Law § 239-nn; and

Whereas, on April 1, 2019, the Planning Board opened a duly noticed public hearing on the Site Plan, at which time all interested persons were given the opportunity to speak, and the Planning Board closed the Public Hearing on April 1, 2019; and

Whereas, the Planning Board has reviewed and deliberated on the application and all the matters before it.

NOW THEREFORE BE IT RESOLVED, that the Planning Board hereby grants approval to the Amended Final Plat for Tradition at Red Hook in accordance with the plans and specifications heretofore enumerated, subject to the applicable provisions of the Town Code relating to development of approved final plats, and authorizes the Final Plat to be filed in Sections pursuant to Town Law 276 (7) (b) and section 120-11G of the Town Code, subject to the following conditions and modifications:

- A. The applicant shall revise the "Final Site Plan and Overall Subdivision Plan Set" prepared by LRC Group and previously approved by the Planning Board on August 15, 2016 to include the proposed pool and patio area including landscaping; the designation of Lot 68 as a "Cottage" lot and Lot 67 as a "TND House" lot; the relocation of the Townhouse and TND Houses on Lots 78 to 82 and 87 to 91; the new TND House style depicted on Exhibit 5; the additional building colors depicted on Exhibit 5; the new outdoor lighting fixture and photometric plan; to replace porous pavement in the rear

lanes and driveways with asphalt pavement; and to depict revised site grading, drainage, and easements.

- B. The applicant shall revise the Section Plat Plan Sets for Sections #2 to #8 consistent with the amended section plan shown on Exhibit 2 prepared by LRC Group (undated).
- C. The Planning Board authorizes the Chairman or his authorized designee to sign the "Section Plat" Plan Sets for Sections #2 to #8 referenced herein only after compliance with the following conditions has been demonstrated for the Section proposed to be signed:
 - 1. The applicant shall demonstrate that the incentive zoning fee has been paid to the Town Clerk in the time and in the amount required by § 143-49.2 of the Zoning Law.
 - 2. Section Plats must be proposed for filing in numerical order.
 - 3. The applicant shall submit all easements for that Section in a form, substance, and manner of execution acceptable to the Town Attorney.
 - 4. The applicant shall demonstrate that offers of cession for all conveyances and easements for all prior Sections have been recorded with the Dutchess County Clerk's office or alternatively that the conveyance or easement documents have been recorded, or a combination thereof.
 - 5. The applicant shall post an inspection escrow with the Town in the reasonable amount to be determined by the Town Engineer for engineering inspections of all improvements as enumerated in § 120-14 of the Town Code (hereafter the "Improvements"). Credit shall be given for any inspection fees posted regarding the Site Plan approval.
 - 6. The applicant shall establish and place with the Town a performance guarantee or other agreement(s) containing such terms and conditions that are satisfactory to the Town Attorney and Town Engineer for the purpose of guaranteeing or securing performance by the applicant with regards to the construction of the required Improvements for that Section in accordance with § 120-14(A) of the Code of the Town of Red Hook for a minimum period of one (1) year, renewable in one (1) year increments but not to exceed three (3) years. The amount of the guarantees shall be determined by the Town Engineer. Such performance guarantees may be filed based on approved sections of the plat as provided in Town Law 277 (9) consistent with the TND phasing plan approved by the Planning Board as part of this Final Subdivision Approval Resolution.
 - 7. Approval by the Town Attorney of the form of all documents required for the dedication of all public Improvements, including an irrevocable offer of cession, hold harmless and security, to the Town of the proposed Town roads, sidewalks, lighting, and tree lawns, each of the related drainage easements, and any other elements located within the proposed Town Right of Way, other than water and wastewater elements dedicated to DCWWA.
 - 8. The applicant shall verify that the corners and angle points of the boundaries of the original tract being subdivided, have been marked by monuments or steel rods, of a type approved by the Town Engineer as required by § 120-29B(2)(b) and (f) of the Town Code, and suitable arrangements shall be made to have all proposed street intersections and angle points, if any, along the proposed streets, and other

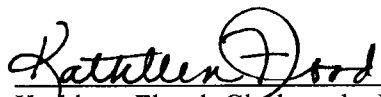
- intermediate points as designated, at such time as grading is completed to enable such markers to be installed.
9. The recreation amenities shall be completed in accordance with Exhibit One (attached) "Recreation Features by Section" dated 4/22/16 and last revised 3/22/19 and the approved Plans (Sheet SB-4SP).
 10. The applicant will not offer roads for dedication to the Town until 80% of the dwelling units on that section of the road have been constructed, it being further understood that acceptance of any Offer of Dedication is within the discretion of the Town Board.
 11. Within 30 days of filing the first Section Plat with the office of the Dutchess County Clerk, the applicant shall file the signed plan set entitled "Final Site Plan and Overall Subdivision Plan Set," with the Clerk of the Town of Red Hook. The remaining Section Plats must be filed with the office of the Dutchess County Clerk within three (3) years of the filing date of the first section with the Dutchess County Clerk.
 12. Payment to the Town of Red Hook of any outstanding fees due and owing for the review of the proposed section.
 13. Payment of any and all outstanding escrow balances for consultant review.
- D. The following conditions shall be met prior to any land disturbance:
1. Prior to any land disturbance, the applicant shall maintain the New York State Department of Environmental Conservation (NYSDEC) SPDES General Permit for Stormwater Discharges from Construction Activity (GP-0-15-002) and the SPDES Permit for wastewater discharge (SPDES P/C/I) from the community septic system.
- E. The following conditions to be met prior to the issuance of a building permit for the first dwelling unit in each plat section:
1. Prior to the issuance of the first building permit for Section 4, the updated HOA offering plan, including the swimming pool, shall be approved by the Attorney General.
 2. Prior to the issuance of a building permit, the applicant shall maintain the New York State Department of Environmental Conservation (NYSDEC) SPDES General Permit for Stormwater Discharges from Construction Activity (GP-0-15-002) and the SPDES Permit for wastewater discharge (SPDES P/C/I) from the community septic system.
 3. Pursuant to Town Law 276 and section 120-11 (G) of the Red Hook Code, the subdivider shall not be permitted to begin construction of buildings in any Section until such Section has been filed in the office of the Dutchess County Clerk and the required Improvements for that section have been installed and approved in such Section or a satisfactory performance guaranty covering the cost of such Improvements has been posted with the Town.
 4. The subdivider shall not be permitted to begin construction of buildings in any section until submission of proof that the Common Use and Maintenance Agreement for the shared rear lanes has been filed with the Dutchess County Clerk's Office.
 5. Prior to the start of construction, receipt of a road opening permit from the Town Highway Department for the curb cuts on Old Farm Road.

BE IT FURTHER RESOLVED, THAT Pursuant to § 72-2C of the Town Code, prior to the initial sale, purchase or exchange of any real property within the subdivision, the applicant shall deliver to the prospective grantee a typewritten document containing the agricultural notice set forth in § 72-2B of the Town Code. Further, the applicant shall incorporate the agricultural notice of the Town Code in any deeds wherein title to any property is to be initially conveyed to a grantee. Appropriate documentation shall be provided to Town Building Department.

BE IT FURTHER RESOLVED, that within five (5) business days of the adoption of this resolution, the Chairman or other duly authorized member of the Planning Board shall cause a copy of this resolution to be filed with the Town Clerk, and a copy sent to the applicant.

On a motion by Kallie Robertson, seconded by Bill Hamel, and a vote of 6 for, 0 against, 0 absent, and 1 vacant seat, this resolution declared adopted on April 1, 2019.

Resolution Certified, Filed with the Town Clerk and Mailed to the Applicant



Kathleen Flood, Clerk to the Board

4-2-19
Date

Exhibit One:

"Hoffman Recreational Features by Section" dated 4/22/2016 and last revised 3/22/2019

3/22/19 Updates to Amenities and Project Plans

5/2/16 REVISIONS (responding to Greenplan and Crawford Associates comments on the 4/22/16 submission); discussed with and submitted to Planning Board on 5/2/16

HOFFMAN RECREATIONAL FEATURES BY SECTION:

The purpose of this Narrative is to provide a description of the recreational features in the project. The first version of the Narrative was prepared by the Applicant, based on elements already shown on DN-6SP and DN-7 SP of the Site plan set and also depicted in the Architectural Package. This Narrative was discussed with the Board at the April 18th meeting. In response to comments at the meeting, the Applicant modified the Narrative and also submitted a drawing called "Amenities Update Exhibit," intended to supplement the existing plan set. The Amended Narrative and Amenities Update Exhibit were submitted on April 22, 2016. In response to Town consultant comments on that submission, the Narrative and Amenities Update Exhibit were further modified and discussed with the Board on May 2, 2016 and submitted to the Board that evening with the text herein. The Amenities Update Exhibit is also on file with the Board.

It is intended that after consensus has been reached between the Applicant and the Board, the Applicant will amend the full plan set to show the changes described herein and shown on the Amenities Update Exhibit. Thus, the sections in this Narrative that refer to the plan set are deemed to refer to the Plan Set that will be submitted incorporating the changes in the Amenities Update Exhibit. Every effort will be made to maintain congruity between this separate written description and the plan set. However, in the event of any discrepancy between the description of specific project elements in the plan set and this document, the provisions of the plan set will control.

SECTION ONE:

The filing of the 1st section plat will create 11 new residential building lots. The Section One Plat contains two important elements of open space and recreation.

At the time of the filing of the Section 1 Plat, "Parcel A" (approximately 32 acres)¹ will be reserved or created as a separate parcel and preserved from the possibility of future development. This parcel is the Site of a number of improvements (trails, picnic areas, dog park, multi-purpose field, etc) to be made in conjunction with the development of future Sections of the Plat.

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The filing of the second section plat will create an additional 10 residential building lots, for a total of 21 lots.

This section plat also creates the Playground and Tot Lot areas, located to the rear of lots 15 & 16. The Tot Lot will be geared toward the 2-5 year old age group, and the Playground will be geared toward ages 5-12. This play area with both components had initially been proposed for Section 6 of the plat, but construction was moved forward to an earlier section of the plat to provide active recreation for youngsters at an earlier phase of the project.

The fenced play areas in the Playground and Tot Lots, respectively, are 54'x34' and 34'x30'. These areas will be side-by-side, with a perimeter four-foot-tall, 3 rail, fence to regulate play activities, with a similar fence separating the two age groups. 42" clear openings in the perimeter fence into each area, and one between each area, will allow for controlled movement between the play areas. The play equipment provided will be designed to satisfy the two age groups in terms of scale, nature and complexity or challenge, and will be generally provided as composite structures where various play components are attached. Each area will provide a variety of play experiences to engage a range of physical and mental aspects of play.

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The size and facilities in the play areas are sufficient to serve the entire 102 homes. Approximately 75 children under 15 years of age are anticipated in the project (of which only fewer than 15 would be expected to be occupying the project by the end of phase 2). The Playground and Tot Lot, and the equipment to be provided, are sized to accommodate 25 children in the Tot Lot and 30 children in the Playground at any given time which approaches two-thirds of the total number of children anticipated in the community.

Additionally, in Section Two, at the request of the Planning Board, the Developer has added an additional section of walking trail, approximately 1785 linear feet in length, which will proceed from the main entrance road to the project, past the playground, and follow the outer perimeter of the future field, providing a looped trail.²

Such improvements to be completed prior to the issuance of the 21st C/O for the project.

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Thus, by the time the project has 21 homes, it will have provided the Central Green with facilities for empty nesters, parents and young children; a playground and tot lot, with landscaping and seating areas for parents; a walking trail passing the playground and looping around the future field; as well as the guarantee of approximately 32 acres of reserved open space for future trail and picnic area construction, the Community Center, the Community Garden, the pavilion, the Dog Park and the Multi-Purpose field.

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The filing of the 3rd section Plat will create 13 additional residential building lots, for a total of 34, but does not create any new roadways. For this reason, the improvements in the early sections of the Project are intended to exceed the needs of these residents as well. The Section Three plat also shows the installation of a sign in the public right-of-way of Old Farm Road commemorating the former Hucklebush Rail line. As outlined on the plans, this sign must be installed prior to the issuance of the 33rd C/O in the project.

SECTION FOUR:

The filing of the 4th section plat will create 11 additional building lots, for a total of 45. This section plat will improve an additional segment of the trail system, extending from the south side of the playground area through the Open Space areas of the site, shall include two additional picnic areas and will terminate at the Gazebo to the west of the Community Center and new associated pool area, now also slated for construction in this Section. This Section Plat will also add a second entrance to the trail system, from the roadway near Lot 18, and meeting the main trail at the Community Garden. The trail route through the Open will now reach a temporary terminus at the new Gazebo to the rear of the Community Center. The trail will be reconnected to the public road sidewalk system in front of the Community Center. The trail shall be curved and arced to fit organically into the natural topography, allowing several opportunities for walkers to easily return to the trail head. The length of the additional trail segment in Section Four is 1880 feet. When coupled with the 1784 linear feet in Section Two, the total length is 3,664 linear feet. This trail segment will also provide access to the former Hucklebush rail line at the southwest corner of the project site (where a 2nd commemorative sign will be placed). This represents a significant advancement in timing and expansion of amenities, as the Community Center, Gazebo and trail connection back the public road was approved to be constructed in Section 5. The original approval for the Community Center is further expanded by the addition of a pool, surrounding tables, chairs, fire pit and gathering areas. The building, approximately 1,700 sf will be located at the terminus of the northerly most entrance road and will be the focal point of the community. It will serve as a community gathering space and also be used for events. This building will be fully appointed and furnished and will include a covered front porch. The interior of the building will be fitted with a large community room fitted with movable furniture to allow multiple uses of the space, including Yoga or exercise. The Community Center also includes a gymnasium equipped with three pieces of cardiovascular workout equipment, a card room/office, a warming kitchen for community dinners or events, and bathrooms. Floor plans showing the interior layout of the Community Building are part of the Architectural package provided to the Planning Board.

Each residential owner will have a key card for access to these amenities through the community center front door.

The grassed trail is approximately 8 feet wide. The trail will be over seeded with a fescue mix to assist in delineating the trail. The picnic areas, each consisting of 3 picnic tables with integral benches, are located near the Huckelbush ROW adjoining the property, and near the temporary terminus at the Gazebo. The trail will now intersect with the community's sidewalk system in three locations, near lot 15, lot 18 and in front of the new community center. Benches will be located at each of the trail heads. This section of the trail also provides a possible future connection to a future off-site Huckelbush Rail Trail if that is established in the future. The trail and picnic areas are suitable for recreational walking and picnicking that will appeal to empty-nesters, parents and their children.

Section Four will also include the establishment of a park area (Parcel B - 4,889 sf in size), in front of lots 23-27, to be improved with benches, trees, lawn and landscaping. The park is accessible from the proposed public street in section 4 plat. This area is appropriately improved for passive recreation, informal picnicking, or outdoor relaxing and enjoying the outdoors. This feature will appeal to empty nesters and parents with young children. Parcel B, the trail system and picnic areas will be owned and maintained by the Home Owner's Association.

The improvements in Section Four also include a community vegetable garden which is a private amenity for use of residents of the project. This community garden will be fenced with an approximately four-foot-tall wood post and rail fence backed with black vinyl coated mesh (See DN6-SP, sheet 31 of 32). Use will be governed by the Home Owners Association. Vegetable gardening is a recreational activity that can be enjoyed by empty nesters, parents and young children. This represents an advancement in timing for the Community Garden, as it was originally proposed for Section 7 of the project. The garden itself has increased in size somewhat. The proposed garden is now approximately 3100 sf (roughly 63 feet by 36 feet, as shown on the plans. A potential expansion of the community garden (approximately 1700 sf) has also been shown on the plans, in the event that the HOA at any time in the future wanted to expand it. [See Amenities Update Exhibit] Additional landscape features have been added in the area of the Community Garden, consisting of two benches within the fence, the compost areas and a potting area in front of the shed. The fence has been extended to meet the shed, which is shown on the Site Plan and Landscaping Plan. A yard hydrant is provided adjacent to the shed. Additional landscaping has been added, consisting of a perimeter of soft shrubs around the fence and three trees to be added to the Landscape Plan.

All of the above improvements are to be completed prior to the issuance of the 44th C/O.

SECTION FIVE:

The filing of the 5th section plat, will create 9 new residential building lots, for a total of 54, approximately half the population of the project, at full occupancy of all the houses in this Section.

During Section Five, the developer has also agreed to construct an off-site improvement consisting of a sidewalk extension from the community to the existing sidewalk located at Route 9, within the Town ROW or lands to be acquired by the Town. This sidewalk is a further element of the outdoor walkability and healthy lifestyle of the Hoffman project and allows residents to easily walk into the center of Town and the Village without using automobiles.

Thus, by the time that the project has been 50% occupied, the project will have two greens/park areas, a playground, a tot lot, a community vegetable garden, public picnic areas and approximately one third of the trail system, and the community center, as well as more than 32 acres of preserved open space. There is a wide variety of possible outdoor and indoor recreational and fitness activities.

SECTION SIX:

The filing of the 6th section plat, will create 19 new residential building lots, for a total of 73. This section plat also creates a Cottage Court. This Cottage Court (approx. 1/4 acre) is another unique and defining feature of the community as it allows homes to be fronted on a green rather than a street. The Cottage Court will include a fire pit and patio area, benches and associated landscaping, creating a community gathering place. This feature will be attractive to empty nesters and parents in the evening for small gatherings. Flagstone pavers have been added to provide access to the fire pit from the sidewalks on both sides of the Cottage Court.

Section 6 also includes the completion of the walking trail (approximately 1964 linear feet) from the Community Center to the sidewalk system at the looped road constructed in section 6 where an additional bench will be sited. This section of the trail has also been made somewhat longer than shown at the April 18 Planning Board meeting, by adding loops for interest, and allowing multiple points to turn around. This trail segment will add two additional picnic areas (3 tables each) so that the trail, overall, provides access to a total of five (5) picnic areas, each fitted with 3 picnic tables (total of 15 picnic tables) with integral benches, all as outlined on the plans, sheets AM-1SP, DN-6 SP and DN-7 SP. This section will also add the second connection to the trail system from the Community Center. This feature is attractive to empty nesters and families.

The above improvements must be completed prior to the issuance of the 73th C/O for the project.

Thus, at the time that approximately three-quarters of the project is occupied, all greens/parks will be established, the entire trail system and picnic area system will be established, and the playground/Tot lot, and vegetable garden will be established, as well as approximately 32 acres of preserved open space. The length of the entire trail is 5609 linear feet, or 1.06 miles. This length does not include the length of the sidewalk system within the project, and the length of sidewalk being built to reach the existing public sidewalk on route 9.

SECTION SEVEN:

The filing of the section 7 plat will create 12 new residential building lots, for a total of 85.

This section plat includes the construction of the multi-purpose (soccer) field and the dog park at the southerly most portion of the property, both to be constructed following the completion of the construction of the last phase of the wastewater disposal facilities in this area.

The multi-purpose field will be graded and surface to meet acceptable standards for a soccer field, provided with striping facilities and fitted with goals and benches. The multipurpose field is designed to be U12/U14 size, as it is anticipated that the majority of the children would be under 14 years of age.

The multipurpose field was designed in accordance with NFHS (National Federation of State High School Associations) standards. It also meets the US Youth Soccer standard field sizes.

Grading of the field meets the NFHS standard which allows a 1.0% slope for natural turf fields with good drainage. The field is located over well-drained, granular soils. Soil compaction or drainage will not present any functional challenges to the use and maintenance of the field. LL1-SP (sheet 21 of 32) shows the required soil and seed mix (seed mix B) appropriate for an active field.

The multi-purpose field is intended for group active recreation, in games or practices by organized teams. This feature will be of interest to the soccer leagues in the community, and parents or grandparents and relatives of players who live in the Hoffman TND project. Use of the field will be subject to reasonable rules to preserve the field and avoid overuse. The field may be used for up to 3 games or practices on a weekend day. The field may be used for up to 3 additional practices per week on weekdays. The field shall not be used on 2 consecutive days. Where there are more than one game/practice on a weekend day, there shall be at least an hour between the end of one event and the beginning of another. The HOA will have the right to close the field periodically for maintenance and may decline to schedule games/practices on days when the HOA itself has scheduled an event at the Field.

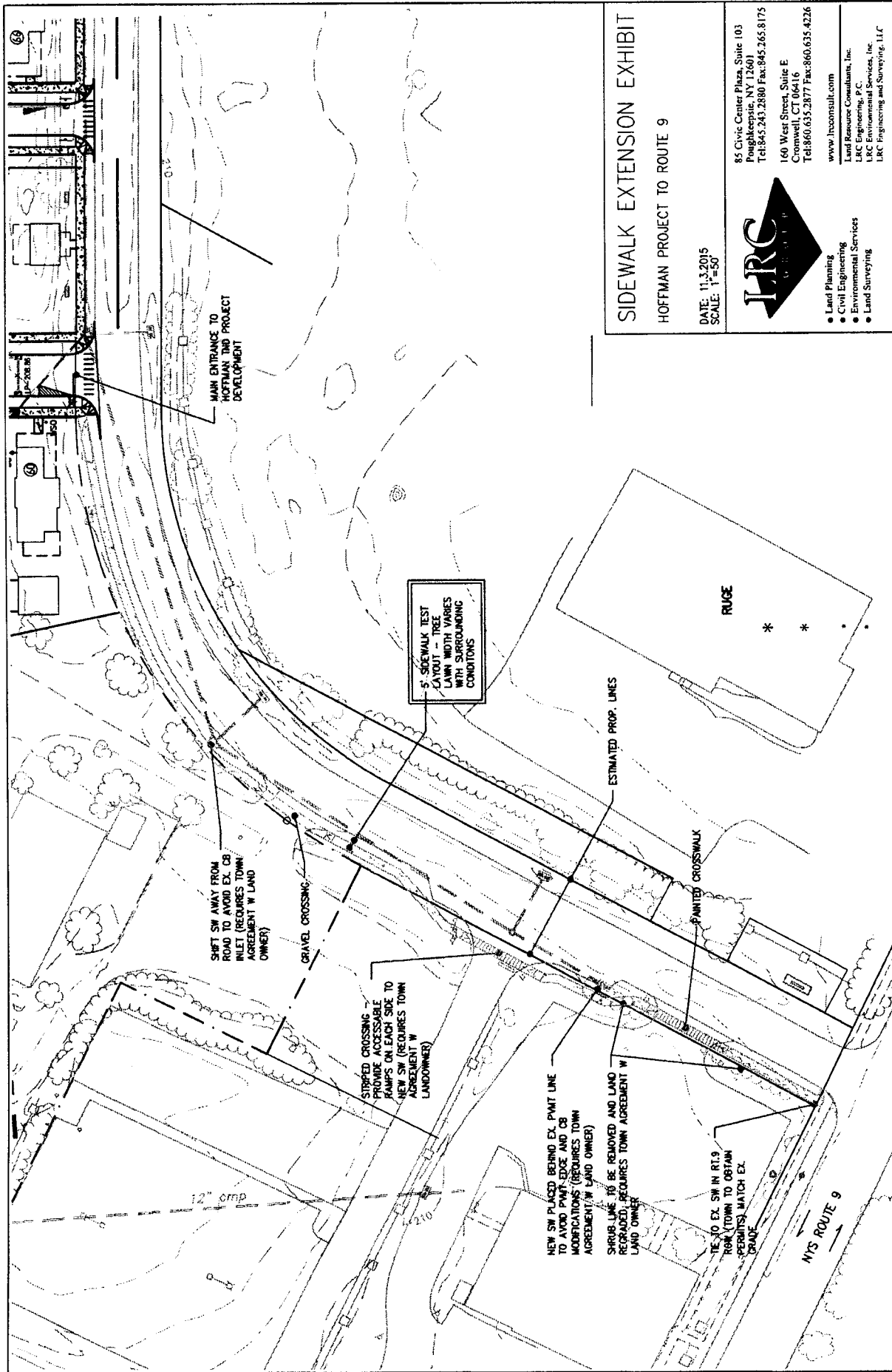
The fenced dog park will be approximately 7,000 sf and will include an off-leash area and an open pavilion for resident seating. The Dog Park fence and gazebo are detailed on DN-7SP. The dog park fence is 43.75 inches to the top rail. The dog park will provide separate areas for large dogs and small dogs. A pole building measuring 8 x 16 will span the fence dividing the two sections of the dog park, to provide resting space under a roof within both parts of the dog park. The dog park will be fitted with a gated, off leash, area, pet waste bag dispenser, maintenance entrances, and landscaping. The hours and rules relating to the dog park will be posted at the entrance. There will be no water spigot in the dog park, as it would create a long dead-end service. The dog park will be welcome by all dog owners in the project, which can include empty nesters or families. The improvements relating to the multi-purpose field and dog park must be completed prior to the issuance of the 84th C/O for the project.

SECTION EIGHT:

Section Eight contains the last 17 lots in the subdivision, for a total of 103. All recreation facilities have been completed by the end of the previous phases.

Exhibit Two:

“Sidewalk Extension Exhibit” dated November 3, 2015



SIDEWALK EXTENSION EXHIBIT

HOFFMAN PROJECT TO ROUTE 9

DATE: 11.3.2015
SCALE: 1"=50'



85 Civic Center Plaza, Suite 103
Poughkeepsie, NY 12601
Tel: 845.241.2880 Fax: 845.265.8175
Cromwell, CT 06416
Tel: 860.635.2877 Fax: 860.635.4226
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- Land Planning
- Civil Engineering
- Environmental Services
- Land Surveying

Land Resource Consultants, Inc.
LRC Engineering, P.C.
LRC Environmental Services, Inc.
LRC Engineering and Surveying, LLC

Resolution Granting Amended Site Plan Approval to Tradition at Red Hook (Formerly Hoffman TND)

Name of Project: Tradition at Red Hook (formerly Hoffman TND)

Name of Applicant: 25 Old Farm Road LLC

Whereas, the applicant, 25 Old Farm Road LLC, has submitted an application for Amended Site Plan approval dated March 7, 2019 to the Town of Red Hook Planning Board to amend a Site Plan previously approved by the Planning Board on August 15, 2016 for one hundred and two (102) residential lots, four open space parcels (which will include a Community Center and Mail Kiosk), and one lot to be retained by Roger Hoffman on $\pm$ 52.05 acres of land located at 19, 25 and 45 Old Farm Road (Tax Parcel Nos. 6272-00-204261, 6272-00-191306, and 6272-00-103351), partially within the TND Residential Subdistrict and partially within the TND Commercial Center Subdistrict in the Town of Red Hook, Dutchess County, New York (the “project” or “Tradition at Red Hook”); and

Whereas, the applicant has submitted the following revised Sheets, all prepared by LRC Group:

Sheet SB-3 SP (Easement Plan) dated 1/16/13 and last revised 2/22/19
Sheet SB-4 SP (Section Plan) dated 1/16/13 and last revised 2/22/19
Sheet SD-1 SP (Site Drainage Plan) dated 1/16/13 and last revised 2/22/19
Sheet SG-1 SP (Site Grading Plan) dated 1/16/13 and last revised 2/22/19
Sheet LL-1 SP (Planting Plan) dated 11/16/18 and last revised 3/22/19
Exhibits 1, 2, and 5 (undated); and

Whereas, the applicant has submitted “Recreational Features by Section” dated 4/22/16 and last revised 3/22/19; and

Whereas, the applicant has submitted “Updated Site Lighting Data” (Attachment C to correspondence from LRC Group dated 3/22/19); and

Whereas, on December 15, 2014 the Planning Board was designated the lead agency for the purpose of conducting a coordinated review of a Type I action pursuant to SEQR and Chapter 68 of the Town Code; and

Whereas, on March 16, 2015, after reviewing the Full EAF, a Generic Environmental Impact Statement adopted by the Red Hook Town Board on February 23, 2011 for the zoning amendments that created the Traditional Neighborhood Development District, and the ‘criteria for determining significance’ set forth in 6 NYCRR Part 617.7(c), the Planning Board determined that the proposed action will not cause any significant adverse impact on the environment, and thus issued a Negative Declaration determining that an environmental impact statement need not be prepared; and

Whereas, on March 18, 2019, the Planning Board reaffirmed its prior SEQR determination of non-significance issued on March 16, 2015; and

Tradition at Red Hook Amended Site Plan Approval

Whereas, the parcels are located within 500 feet of a certified Agricultural District (Agricultural District 20) and the applicant submitted an Agricultural Data Statement, dated March 6, 2019, which the Planning Board duly forwarded to all owners of farm operations within 500' of the subject parcels; and

Whereas, the Planning Board considered the Agricultural Data Statement in its review of the application; and

Whereas, the Site Plan was referred to the Dutchess County Department of Planning and Development for review under General Municipal Law § 239m the County Planning Department issued a review letter dated March 28, 2019 which state that the project was a matter of local concern; and

Whereas, the Planning Board notified the Clerk of the Village of Red Hook of the public hearing pursuant to General Municipal Law § 239-nn; and

Whereas, on April 1, 2019, the Planning Board opened a duly noticed public hearing on the Site Plan, at which time all interested persons were given the opportunity to speak, and the Planning Board closed the Public Hearing on April 1, 2019; and

Whereas, the project also requires amended subdivision approval and on April 1, 2019 the applicant was granted amended Final Plat approval; and

Whereas, the Planning Board has reviewed and deliberated on the application and all the matters before it.

NOW THEREFORE BE IT RESOLVED, that the Planning Board hereby grants approval to the Amended Site Plan for Tradition at Red Hook in accordance with the plans and specifications heretofore enumerated, subject to the provisions of the Town Code, and subject to the following conditions and modifications:

- A. The Planning Board authorizes the Chairman or his authorized designee to sign the Amended Site Plan after compliance with the following conditions:
 1. The Amended Site Plan shall be revised as follows:
 - (i) To depict the location of the fence around the pool.
 - (ii) To include the proposed pool fence shown on Exhibit 1 as a detail on the Site Plan.
 - (iii) To clarify the plant species proposed at the northwest corner of community building.
 - (iv) To revise the "Final Site Plan and Overall Subdivision Plan Set" prepared by LRC Group and previously approved by the Planning Board on August 15, 2016 to include the proposed pool and patio area including landscaping; the designation of Lot 68 as a "Cottage" lot and Lot 67 as a "TND House" lot; the relocation of the Townhouse and TND Houses on Lots 78 to 82 and 87 to 91; the new TND House style depicted on Exhibit 5; the additional building colors depicted on Exhibit 5; the new outdoor lighting fixture and photometric plan;

- to replace porous pavement in the rear lanes and driveways with asphalt pavement; and to depict revised site grading, drainage, and easements.
2. The applicant will provide a new color board that will include the additional colors identified on Exhibit 5.
 3. Obtain approval from the Dutchess County Department of Health for the proposed swimming pool prior to signing Section 4 of the Plat.

When the above conditions have been satisfied, four (4) sets of the above referenced plans shall be submitted for Planning Board Chairman endorsement. One (1) set shall be returned to the applicant, one (1) set will be retained by the Planning Board, one (1) set will be provided to the Town Engineer, and one (1) set shall be filed with the Town Clerk.

Any further changes to the Site Plan shall require the approval of the Planning Board.

- B. The following conditions shall be fulfilled prior to the issuance of a Certificate of Occupancy (CO) for the first dwelling unit in each section:
 1. The applicant shall be responsible to pay required inspection fees covering costs of review and inspection during construction and shall maintain any required escrow for such inspections, with any excess funds to be returned to the applicant at the time of completion of construction.
- C. The following are general conditions which shall be fulfilled throughout the construction and operation of the project:
 1. All proposed improvements shall be completed in accordance with the approved Site Plan, as modified by the Planning Board.
 2. The recreation amenities shall be completed in accordance with the Exhibit One "Recreation Features by Section" dated 4/22/16 and last revised 3/22/19; and the approved Plans (Sheet SB-4SP).
 3. In the event that a CO is requested for a dwelling prior to completion of all proposed landscaping on a lot, a cash bond in an amount recommended by the Town Engineer will be posted to ensure completion of these features in accordance with the approved Site Plan.
 4. The applicant shall continue to comply with all conditions imposed by any of the outside agencies in their permits.
 5. Performance bonds shall be released by section, based upon completion of work in a section.

BE IT FURTHER RESOLVED, that within five (5) business days of the adoption of this resolution, the Chairman or other duly authorized member of the Planning Board shall cause a copy of this resolution to be filed with the Town Clerk, and a copy sent to the applicant.

On a motion by Brian Kelly, seconded by Kallie Robertson, and a vote of 6 for, 0 against, 0 absent, and 1 vacant seat, this resolution declared adopted on April 1, 2019.

Resolution Certified, Filed with the Town Clerk and Mailed to the Applicant



Kathleen Flood, Clerk to the Board

4-2-19

Date

Exhibit One:

“Hoffman Recreational Features by Section” dated 4/22/2016 and last revised 3/22/2019

3/22/19 Updates to Amenities and Project Plans

5/2/16 REVISIONS (responding to Greenplan and Crawford Associates comments on the 4/22/16 submission); discussed with and submitted to Planning Board on 5/2/16

HOFFMAN RECREATIONAL FEATURES BY SECTION:

The purpose of this Narrative is to provide a description of the recreational features in the project. The first version of the Narrative was prepared by the Applicant, based on elements already shown on DN-6SP and DN-7 SP of the Site plan set and also depicted in the Architectural Package. This Narrative was discussed with the Board at the April 18th meeting. In response to comments at the meeting, the Applicant modified the Narrative and also submitted a drawing called "Amenities Update Exhibit," intended to supplement the existing plan set. The Amended Narrative and Amenities Update Exhibit were submitted on April 22, 2016. In response to Town consultant comments on that submission, the Narrative and Amenities Update Exhibit were further modified and discussed with the Board on May 2, 2016 and submitted to the Board that evening with the text herein. The Amenities Update Exhibit is also on file with the Board.

It is intended that after consensus has been reached between the Applicant and the Board, the Applicant will amend the full plan set to show the changes described herein and shown on the Amenities Update Exhibit. Thus, the sections in this Narrative that refer to the plan set are deemed to refer to the Plan Set that will be submitted incorporating the changes in the Amenities Update Exhibit. Every effort will be made to maintain congruity between this separate written description and the plan set. However, in the event of any discrepancy between the description of specific project elements in the plan set and this document, the provisions of the plan set will control.

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The filing of the 1st section plat will create 11 new residential building lots. The Section One Plat contains two important elements of open space and recreation.

At the time of the filing of the Section 1 Plat, "Parcel A" (approximately 32 acres)¹ will be reserved or created as a separate parcel and preserved from the possibility of future development. This parcel is the Site of a number of improvements (trails, picnic areas, dog park, multi-purpose field, etc) to be made in conjunction with the development of future Sections of the Plat.

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The filing of the 4th section plat will create 11 additional building lots, for a total of 45. This section plat will improve an additional segment of the trail system, extending from the south side of the playground area through the Open Space areas of the site, shall include two additional picnic areas and will terminate at the Gazebo to the west of the Community Center and new associated pool area, now also slated for construction in this Section. This Section Plat will also add a second entrance to the trail system, from the roadway near Lot 18, and meeting the main trail at the Community Garden. The trail route through the Open will now reach a temporary terminus at the new Gazebo to the rear of the Community Center. The trail will be reconnected to the public road sidewalk system in front of the Community Center. The trail shall be curved and arced to fit organically into the natural topography, allowing several opportunities for walkers to easily return to the trail head. The length of the additional trail segment in Section Four is 1880 feet. When coupled with the 1784 linear feet in Section Two, the total length is 3,664 linear feet. This trail segment will also provide access to the former Hucklebush rail line at the southwest corner of the project site (where a 2nd commemorative sign will be placed). This represents a significant advancement in timing and expansion of amenities, as the Community Center, Gazebo and trail connection back the public road was approved to be constructed in Section 5. The original approval for the Community Center is further expanded by the addition of a pool, surrounding tables, chairs, fire pit and gathering areas. The building, approximately 1,700 sf will be located at the terminus of the northerly most entrance road and will be the focal point of the community. It will serve as a community gathering space and also be used for events. This building will be fully appointed and furnished and will include a covered front porch. The interior of the building will be fitted with a large community room fitted with movable furniture to allow multiple uses of the space, including Yoga or exercise. The Community Center also includes a gymnasium equipped with three pieces of cardiovascular workout equipment, a card room/office, a warming kitchen for community dinners or events, and bathrooms. Floor plans showing the interior layout of the Community Building are part of the Architectural package provided to the Planning Board.

Each residential owner will have a key card for access to these amenities through the community center front door.

The grassed trail is approximately 8 feet wide. The trail will be over seeded with a fescue mix to assist in delineating the trail. The picnic areas, each consisting of 3 picnic tables with integral benches, are located near the Huckelbush ROW adjoining the property, and near the temporary terminus at the Gazebo. The trail will now intersect with the community's sidewalk system in three locations, near lot 15, lot 18 and in front of the new community center. Benches will be located at each of the trail heads. This section of the trail also provides a possible future connection to a future off-site Huckelbush Rail Trail if that is established in the future. The trail and picnic areas are suitable for recreational walking and picnicking that will appeal to empty-nesters, parents and their children.

Section Four will also include the establishment of a park area (Parcel B - 4,889 sf in size), in front of lots 23-27, to be improved with benches, trees, lawn and landscaping. The park is accessible from the proposed public street in section 4 plat. This area is appropriately improved for passive recreation, informal picnicking, or outdoor relaxing and enjoying the outdoors. This feature will appeal to empty nesters and parents with young children. Parcel B, the trail system and picnic areas will be owned and maintained by the Home Owner's Association.

The improvements in Section Four also include a community vegetable garden which is a private amenity for use of residents of the project. This community garden will be fenced with an approximately four-foot-tall wood post and rail fence backed with black vinyl coated mesh (See DN6-SP, sheet 31 of 32). Use will be governed by the Home Owners Association. Vegetable gardening is a recreational activity that can be enjoyed by empty nesters, parents and young children. This represents an advancement in timing for the Community Garden, as it was originally proposed for Section 7 of the project. The garden itself has increased in size somewhat. The proposed garden is now approximately 3100 sf (roughly 63 feet by 36 feet, as shown on the plans. A potential expansion of the community garden (approximately 1700 sf) has also been shown on the plans, in the event that the HOA at any time in the future wanted to expand it. [See Amenities Update Exhibit] Additional landscape features have been added in the area of the Community Garden, consisting of two benches within the fence, the compost areas and a potting area in front of the shed. The fence has been extended to meet the shed, which is shown on the Site Plan and Landscaping Plan. A yard hydrant is provided adjacent to the shed. Additional landscaping has been added, consisting of a perimeter of soft shrubs around the fence and three trees to be added to the Landscape Plan.

All of the above improvements are to be completed prior to the issuance of the 44th C/O.

SECTION FIVE:

The filing of the 5th section plat, will create 9 new residential building lots, for a total of 54, approximately half the population of the project, at full occupancy of all the houses in this Section.

During Section Five, the developer has also agreed to construct an off-site improvement consisting of a sidewalk extension from the community to the existing sidewalk located at Route 9, within the Town ROW or lands to be acquired by the Town. This sidewalk is a further element of the outdoor walkability and healthy lifestyle of the Hoffman project and allows residents to easily walk into the center of Town and the Village without using automobiles.

Thus, by the time that the project has been 50% occupied, the project will have two greens/park areas, a playground, a tot lot, a community vegetable garden, public picnic areas and approximately one third of the trail system, and the community center, as well as more than 32 acres of preserved open space. There is a wide variety of possible outdoor and indoor recreational and fitness activities.

SECTION SIX:

The filing of the 6th section plat, will create 19 new residential building lots, for a total of 73. This section plat also creates a Cottage Court. This Cottage Court (approx. 1/4 acre) is another unique and defining feature of the community as it allows homes to be fronted on a green rather than a street. The Cottage Court will include a fire pit and patio area, benches and associated landscaping, creating a community gathering place. This feature will be attractive to empty nesters and parents in the evening for small gatherings. Flagstone pavers have been added to provide access to the fire pit from the sidewalks on both sides of the Cottage Court.

Section 6 also includes the completion of the walking trail (approximately 1964 linear feet) from the Community Center to the sidewalk system at the looped road constructed in section 6 where an additional bench will be sited. This section of the trail has also been made somewhat longer than shown at the April 18 Planning Board meeting, by adding loops for interest, and allowing multiple points to turn around. This trail segment will add two additional picnic areas (3 tables each) so that the trail, overall, provides access to a total of five (5) picnic areas, each fitted with 3 picnic tables (total of 15 picnic tables) with integral benches, all as outlined on the plans, sheets AM-1SP, DN-6 SP and DN-7 SP. This section will also add the second connection to the trail system from the Community Center. This feature is attractive to empty nesters and families.

The above improvements must be completed prior to the issuance of the 73th C/O for the project.

Thus, at the time that approximately three-quarters of the project is occupied, all greens/parks will be established, the entire trail system and picnic area system will be established, and the playground/Tot lot, and vegetable garden will be established, as well as approximately 32 acres of preserved open space. The length of the entire trail is 5609 linear feet, or 1.06 miles. This length does not include the length of the sidewalk system within the project, and the length of sidewalk being built to reach the existing public sidewalk on route 9.

SECTION SEVEN:

The filing of the section 7 plat will create 12 new residential building lots, for a total of 85.

This section plat includes the construction of the multi-purpose (soccer) field and the dog park at the southerly most portion of the property, both to be constructed following the completion of the construction of the last phase of the wastewater disposal facilities in this area.

The multi-purpose field will be graded and surface to meet acceptable standards for a soccer field, provided with striping facilities and fitted with goals and benches. The multipurpose field is designed to be U12/U14 size, as it is anticipated that the majority of the children would be under 14 years of age.

The multipurpose field was designed in accordance with NFHS (National Federation of State High School Associations) standards. It also meets the US Youth Soccer standard field sizes.

Grading of the field meets the NFHS standard which allows a 1.0% slope for natural turf fields with good drainage. The field is located over well-drained, granular soils. Soil compaction or drainage will not present any functional challenges to the use and maintenance of the field. LL1-SP (sheet 21 of 32) shows the required soil and seed mix (seed mix B) appropriate for an active field.

The multi-purpose field is intended for group active recreation, in games or practices by organized teams. This feature will be of interest to the soccer leagues in the community, and parents or grandparents and relatives of players who live in the Hoffman TND project. Use of the field will be subject to reasonable rules to preserve the field and avoid overuse. The field may be used for up to 3 games or practices on a weekend day. The field may be used for up to 3 additional practices per week on weekdays. The field shall not be used on 2 consecutive days. Where there are more than one game/practice on a weekend day, there shall be at least an hour between the end of one event and the beginning of another. The HOA will have the right to close the field periodically for maintenance and may decline to schedule games/practices on days when the HOA itself has scheduled an event at the Field.

The fenced dog park will be approximately 7,000 sf and will include an off-leash area and an open pavilion for resident seating. The Dog Park fence and gazebo are detailed on DN-7SP. The dog park fence is 43.75 inches to the top rail. The dog park will provide separate areas for large dogs and small dogs. A pole building measuring 8 x 16 will span the fence dividing the two sections of the dog park, to provide resting space under a roof within both parts of the dog park. The dog park will be fitted with a gated, off leash, area, pet waste bag dispenser, maintenance entrances, and landscaping. The hours and rules relating to the dog park will be posted at the entrance. There will be no water spigot in the dog park, as it would create a long dead-end service. The dog park will be welcome by all dog owners in the project, which can include empty nesters or families. The improvements relating to the multi-purpose field and dog park must be completed prior to the issuance of the 84th C/O for the project.

SECTION EIGHT:

Section Eight contains the last 17 lots in the subdivision, for a total of 103. All recreation facilities have been completed by the end of the previous phases.

617.6
State Environmental Quality Review (SEQR)
Resolution
Classifying the Proposed Project as a Type II Action

Name of Action: Ruge's Lot Line Alterations

Whereas, the applicant proposes a lot line alteration to convey ± 0.361 acres from a ± 2.381 acre parcel to an adjacent ± 0.915 acre parcel, and to combine the resulting ± 1.276 acres with an adjacent ± 1.143 acre parcel, located on Route 9 and Old Farm Road in the Traditional Neighborhood Development Commercial Center (TND-CC) in the Town of Red Hook, Dutchess County, New York; and

Whereas, a Short Environmental Assessment Form (EAF) dated March 22, 2019 was submitted at the time of application; and

Whereas, after comparing the thresholds contained in 6 NYCRR 617.4 and 5, the Planning Board has determined that the proposed project is a Type II Action that meets the thresholds found in 6 NYCRR 617.5(c)(16), and therefore, SEQR does not apply.

Now Therefore Be It Resolved, that the Planning Board hereby classifies the proposed project as a Type II action and declares that no further review under SEQR is required.

On a motion by Bill Hamel, seconded by Kristina Dousharm, and a vote of 6 for, and 0 against, and 1 vacancy this resolution was adopted on April 1, 2019.