TOWN OF RED HOOK PLANNING BOARD
APPROVED MEETING MINUTES
SEPT. 16, 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, Kallie Robertson, Kristina Dousharm, and Lisa Foscolo. Brian Kelly and Vanessa Kichline were absent. Also present was planning consultant Michele Greig.

Mr. Phelan confirmed the agenda as published. Kallie Robertson moved to approve the 8-19-19 meeting minutes. Bill Hamel seconded and all members voted in favor.

Upcoming training programs were discussed.

<u>OLD BUSINESS</u>

Sky Park Minor Subdivision 2019-2, 438 Route 199
Continued discussion of application to subdivide a 102.114parcel into four residential building lots, 7.936 acres, 30.035 acres 31.5108 acres and 32.635acres in size, proposed to be accessed by two shared driveways in the RD3, Waterfront Conservation (WC), Scenic Corridor Overlay (SC-O) and Environmental Protection Overlay (EP-O).

Applicant Tom Mangione and his representative Warren Replansky were present. They described the most recent proposed changes to the subdivision, and the most recent submission.

The Board and applicants reviewed comments from Michelle Grieg dated 9-16-19. It was determined that the applicant needs to clearly show the entire length of the driveways, specifically the one that would serve proposed lot 3, including required pullouts for emergency vehicles; update the wetland delineation that was done in 2008 and have it verified by the Department of Environmental Conservation (DEC); provide a vegetative buffer requirement and clarification of proposed lot 1 as a flag lot 1 ; and preserve the view shed so that homes will not be visible from Route 199.

Ms. Grieg said that a habitat assessment for Blanding's Turtle in the wetlands may be required by the DEC if not the Planning Board.

The Board and applicants discussed the possibility of keeping the driveway serving lot 3 out of the 100 foot wetland buffer, which is generally favored by the Board, and the idea of designating larger building areas with smaller building envelopes within, allowing for final building envelopes to be designated on an individual bases by the Planning Board with future lot owners.

The Board generally agreed to have their engineering consultant review and comment on the plat once the wetlands have been delineated and the driveways are shown.

OTHER BUSINESS

Extension Request – Shafer's Hudson Valley

Bill Hamel moved to go into executive session to discuss the progress of litigation concerning the project. Lisa Foscolo seconded and all members voted in favor.

Upon returning to regular session, Kallie Robertson made a motion to grant a 90 day extension for site plan and special permit. Lisa Foscolo seconded and all members voted in favor.

Extension Request – Traditions at Red Hook

Bill Hamel moved that the Board grant a 90 day extension to satisfy the conditions of approval. Kristina Dousharm seconded and all members voted in favor.

ADJOURNMENT

There being no further business before the Board, Lisa Foscolo made a motion to adjourn. Kallie Robertson seconded and all members voted in favor.

Respectfully submitted,

Kathleen Flood
Clerk for the Board