

Draft
Town of Red Hook
Planning Board
Minutes
January 5, 2004

The meeting was opened at 7:30 P.M.

Members present – Mary Lou Muirhead, Betty Mae Van Parys, Sam Phelan, David Wright, John Hardeman, Marcella Appell, Chair and liaison, Jim Ross.

The minutes of the December 15th meeting were sent to the Board members and reviewed. Mary Lou Muirhead made a motion to accept the minutes, this was seconded by David Wright and the vote was unanimous.

Public hearing – Michael and Maya Skitbicky – Special Permit. Request for a one bedroom basement accessory apartment consisting of 650 sq. ft. in their two bedroom home located at 9 Meadow Drive, Red Hook. Mr. and Mrs. Skitbicky were present.

The hearing was opened with the reading of the public hearing notice. It is noted that the Board received a drawing of the parking area and driveway as requested by the Board.

Tim Hart, adjacent resident, voiced concerns in regard to well being effected.

A letter from the Zoning Enforcement Officer dated November 18, 2003 was read. In this letter he stated that, according to James T. Napoli, P.E. of the Dutchess County Health Dept., the approved sewage disposal plan for this location is for three bedrooms. Since the number of bedrooms with the new apartment will not exceed the approved number by the Health Dept., the Skitbicky's meet the requirements of the Dutchess County Health Dept.

Since there were no further questions from anyone present, the hearing was declared closed.

A short environmental assessment form was reviewed and completed by the Board. Mary Lou Muirhead made a motion for a resolution for a negative determination in the SEQR process. This was seconded by Sam Phelan and the vote was as follows:

Muirhead – yes

Hardeman – abstained – didn't have enough knowledge about the project

Phelan – yes

Wright – yes

Van Parys – abstained- neighbor

Appell, Chair – yes

The resolution was declared approved.

Mary Lou Muirhead made a motion for a resolution to grant the special permit for the basement apartment (see attached sheets), this was seconded by Sam Phelan. Betty Mae Van Parys abstained because she is a neighbor and John Hardeman abstained because he didn't have enough knowledge about the project; the resolution was declared approved.

Continuation of Public Hearing – Jeffrey Agrest Minor Subdivision and Lot Line Alteration. Proposal to combine 2 parcels of land which will total approximately 14.68 acres. This acreage will be divided into 4 lots consisting of 1.5 acres each and will combine what is referred to on the current plan as “Lot C” and consisting of 3.518 acres and the applicant’s remaining lands consisting of 5.167 acres, making a total of 8.685 acres and will be known as lot 5. Land involved is off Benner Road and in the R1.5 zoning district. Marie Welch, agent, was present.

The hearing was reopened. The issue of land in the Agriculture District has come up along with the concerns regarding the proposed driveway. There is land in the Agricultural District. There was open discussion regarding this. Nate Kalina, an adjacent landowner, expressed concerns regarding drainage from his property to subject property. He is also concerned about the safety of the proposed driveways.

This hearing was closed. This proposal was withdrawn and a proposed revised subdivision proposal was presented by Ms. Welch. There was open discussion regarding this proposal.

Mary Ann Johnson of the Agriculture Committee was present at the meeting and invited Ms. Welch to present the new proposal for discussion at the January 8th meeting of the Agriculture Committee.

Comments from the Town Highway Superintendent regarding the proposed driveways on the new subdivision proposal and site distance be obtained and copied to the Planning Board. Also drainage and contours should be shown on the plans.

The revised proposal will be placed on the February 2nd agenda.

Kenneth and Evelyn Anderson Minor Subdivision. Proposal to divide 82+ acres into 3 lots. Lands involved is off Baxter Road/Fisk Street in the Village of Red Hook and in the R1 zoning district in the Town. Mr. Anderson, applicant, was present.

The Chair advised the applicant and Board members that the land involved is in the Agriculture District. She reviewed the proposal. There was open discussion.

Mary Ann Johnson of the Agriculture Committee invited Mr. Anderson to the January 8th meeting of the Agriculture Committee to discuss this proposal.

This proposal will be placed on the February 2nd agenda.

It’s Pool Time Site Plan – Red Hook Land Corp. Bldg., Steve Harris – applicant. Proposal to place a pool business in the Red Hook Land Corp. building located off NYS Route 9 south. Mr. Harris was present.

The Chair explained the proposal.

Betty Mae Van Parys said the Code Enforcement Officer visited the Red Hook Land Corp. site and tallied the amount of signage currently there. The total signage on this site is 171 sq. ft.

which is over the allowed signage for the site. It is the consensus of the Board that the Code Enforcement Officer be advised that a letter should be sent to Red Hook Land Corp. regarding this signage violation and to set up a meeting with the owner(s) to resolve this violation.

Mr. Harris presented rough sketches as to what he proposed to do at the site, the addition of a deck and gazebo, display of a spa on the deck, extension of split rail fencing towards the front and stockade fencing in the back.

There was discussion on proposed outside displays – such as furniture.

After discussion the Board stated they would like an updated site plan of the existing complex and have it show what Mr. Harris is proposing. Further review is needed.

It is noted that the Sieverdings' were on the agenda to discuss a minor subdivision proposal but they did not appear.

New – Gabriel Accascina Minor Subdivision. Proposal to subdivide 18.53 acres into two lots – 1 lot of 1.21 acres and one lot of 17.32 acres. Land involved is located off Metzger Road and in the RD3 zoning district. Richard Hanback, L.S – agent was present.

Mr. Hanback explained why subdivision was necessary even though it may have been considered a natural subdivision since the 1.21 is on the other side of Metzger Road. Metzger Road this point has not been dedicated to the Town and is in the applicant's deed. Mr. Accascina received an area variance from the Zoning Board of Appeals on November 12, 2003 to subdivide the 1.21 acre parcel from the 18.53 acre parcel which would create a substandard lot.

There was open discussion.

John Hardeman made a motion to grant sketch endorsement, this was seconded by Mary Lou Muirhead and the vote was unanimous.

A public hearing will be scheduled for the February 2, 2004 meeting.

Marie Welch, agent, for the Stephen Buscarino site plan requested and the Board agreed to place this proposal on the February 2, 2003 agenda of the Board for review

Bard College Activities Center – Request for second extension. A letter from Peter Setaro, PE of Morris Associates dated December 23, 2003 requesting a final 6 month extension of conditional final approval.

John Hardeman made a motion to grant this final 6 months extension to the project, this was seconded by Mary Lou Muirhead and the vote was unanimous.

There will be no Planning Board meeting January 19th because it is a legal holiday. The next meeting of the Board will be February 2, 2004.

Since there was no further business to come before the Board, John Hardeman made a motion to adjourn, this was seconded by David Wright and the vote was unanimous. The meeting adjourned at 9:40 P.M.

Respectfully submitted,

Betty Mae Van Parys,
Clerk of the Board