TOWN OF RED HOOK PLANNING BOARD
APPROVED MEETING MINUTES
June 19, 2017

Charlie Laing called the meeting to order at 7:30 pm and announced one change: the Bard College Micro Antenna project was removed from the agenda due the fact that the applicants need to obtain a use variance.

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

Mr. Laing asked if the board members present had reviewed the minutes of June 5. Mr. Hamel said that he had not been receiving draft minutes. It was determined that no one present except Mr. Hamel was present at the June 5 meeting, so the Board tabled approving the June 5 minutes.

Mr. Laing distributed information about upcoming summer training programs.

PUBLIC HEARING

Bard Barringer House – 1442 Annandale Road – Site Plan, Certificate of Appropriateness
Public Hearing on application to construct a 920 square foot addition to an existing Victorian era building with a 20-space gravel parking lot in the Institutional, Historic Landmark Overlay and Scenic Corridor Overlay Districts.

The applicants were not present. The Hearing will be tentatively re-scheduled for July 17.

OLD BUSINESS

Countryside Self Storage – Route 9 - Amended Site Plan
Continued discussion of application to construct a 2,460 square foot self-storage building, and approval for a previously built but not approved 1,247 square foot maintenance garage on a 2.607 acre parcel on Route 9 in the B1 Zoning District.

Applicant Scott Cano was present. He described the revised site plan. He said he had a site plan approved by the Planning Board that had expired before he had completed it. There was some discussion clarifying building coverage and the designated front yard of the property, of which there are two, since it is located on a corner lot.

Michele Grieg reviewed her comments dated 6-15-17, and recommended changes to the zoning table on the site plan. Ms. Grieg inquired about where customers park. Mr. Cano said people pull up in front of their storage unit. Ms. Grieg asked where employees park. Mr. Cano said he is the only person in the office, and he parks in front of it.

Lighting and landscaping were discussed. Mr. Cano indicated some gravel areas that he plans to pave in the future.

Ms. Grieg recommended that a revised site plan be sent to the County Planning Department for review, and a public hearing was tentatively scheduled for July 17.

NEW BUSINESS

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

Marie Welch was present. She described the project. She said Mr. Kuenster is purchasing the property from Rotger for house siting reasons. Ms. Welch said that the wetlands are being delineated by another surveyor, which would ultimately determine where the building envelope could be placed.

Kallie Robertson asked if the house site would require planning board approval. Ms. Welch said it would require Board of Health approval and Building Department approval. The Board generally agreed that they would tentatively schedule a public hearing for July 17 if a survey showing the location of the wetlands is submitted by the close of agenda. Ms. Grieg said that SEQR cannot completed until the location of the wetlands and wetland buffers is known.

David Podolski – 249 Hapeman Hill Road – Lot Line Alteration
Presentation 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.

Marie Welch was present. She gave an overview of the project. She said that she felt that proposed driveway of the flag lot has adequate site distance, and had put in a request with the town highway superintendent to verify that.

The Board and applicant reviewed comments from Michele Grieg dated 6-15-17. Ms. Grieg noted that the site is located in an archaeologically sensitive area and that the applicant should contact the State Historic Preservation Office to determine whether an archeological survey should be conducted. The siting of the building envelope became an issue due to the proximity to Agricultural Business District lands.

Kallie Robertson made a motion to adopt a resolution Establishing Lead Agency for an Unlisted Action Undergoing Uncoordinated Review. Lisa Foscolo seconded and all members voted in favor.

OTHER BUSINESS

Preserve At Lakeskill – Extension Request
This vote was tabled due to lack of a quorum for a vote.

Pre-Application discussion – Mariana Lombardo
Marianna Lombardo was present. She said she is interested in purchasing a property in the TND-CC district on South Broadway. She said there are 6 rentals in the rear of the property. The primary concern was the main house, and what uses would be allowed there.

Michele Grieg suggested the potential byers review section 143-49.1 of the zoning code to determine uses in the TND-CC. She suggested that the potential buyer return with a concept plan for the board to review against the code.

There being no further business to come before the board, Bill Hamel made a motion to adjourn. Lisa Foscolo seconded and all members voted in favor.

Respectfully submitted,

Kathleen Flood

Kathleen Flood
Secretary

617.6

State Environmental Quality Review (SEQR)

Resolution Establishing Lead Agency
Unlisted Action Undergoing Uncoordinated Review

Name of Action: Podolsky Lot Line Alteration

Whereas, the Town of Red Hook Planning Board is in receipt of a Subdivision application by David J. Podolsky to convey ± 8.5 acres of land from a ± 12 parcel owned by Podolsky to an adjacent ± 9 acre parcel owned by Podolsky located at 249 Hapeman Hill Road in the RD3 District in the Town of Red Hook, Dutchess County, New York;

Whereas, an Environmental Assessment Form (EAF) dated June 9, 2017 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 an Unlisted action; and

Whereas, the Planning Board has determined that the proposed project is not within an agricultural district and, therefore, the requirements of 6 NYCRR 617.6(a)(6) do not apply; and

Whereas, after examining the EAF, the Planning Board has determined that there are other involved and/or federal agencies on this matter including the Dutchess County Department of Health.

Now Therefore Be It Resolved, that the Planning Board hereby declares itself Lead Agency for the review of this action.

Be It Further Resolved, that a Determination of Significance will be made at such time as all reasonably necessary information has been received by the Planning Board to enable it to determine whether the action will or will not have a significant effect on the environment.

On a motion by **Kallie Robertson**, seconded by **Lisa Foscolo**, and a vote of **Charlie Laing, Lisa Foscolo, Bill Hamel and Kallie Robertson** for, and **none** against, and **Christine Kane, Sam Phelan, Sam Harkins and Brian Kelly** absent, this resolution was adopted **June 19, 2017.**