

APPROVED
Town of Red Hook Planning Board
Meeting Minutes
July 7, 2008

CALL TO ORDER/ DETERMINATION OF QUORUM

The meeting was opened at 7:36 p.m. and a quorum determined present for the conduct of business.

Members present — Chair Christine Kane, Charlie Laing, Sam Harkins, Paul Telesca, and Wil LaBossier. Planner Michele Greig was also present.

BUSINESS SESSION

Christine Kane announced that Marie Welch, LS, had requested that Hammerling be deferred to the July 21st agenda, as they had only received comments from the Agriculture and Open Space Committee shortly before the meeting.

REGULAR SESSION (NEW BUSINESS)

Michael Anderson – 60 Station Hill Road – Certificate of Appropriateness

Steve Dunning was in attendance for presentation of an application for Certificate of Appropriateness to construct a porch and deck in the Hamlet Zoning District.

Mr. Dunning submitted a short EAF and Agricultural Data Statement at this time.

Mr. Dunning gave an overview of the project for the Board, providing renderings which demonstrated the existing and proposed appearance of the back of the residence. He noted that he intended to replicate the style of the existing front porch, and that he did not think railing would be needed.

Charlie Laing asked the distance to the next house. Mr. Dunning replied that it was approximately thirty feet from the property line.

Wil LaBossier asked if the town had design standards it could impose in the Hamlet District. Christine Kane replied that such a decision was largely the purview of the Hamlet Review Committee.

Paul Telesca arrived at this time.

The Board generally agreed to refer the project to the Hamlet Review Committee.

The Board reviewed the Part 2 EAF, and generally agreed there would be no impact from the project.

The Board reviewed a draft resolution declaring the project a Type II action under SEQR. Wil LaBossier made a motion to adopt the resolution. Charlie Laing seconded the motion, and all present voted in favor.

A public hearing was tentatively set for August 4, 2008.

Barry Friedman – 19 Hewlett Road – Special Permit

Barry Friedman was in attendance for presentation of application for Special Permit approval to create an accessory apartment in an existing residence on a 3.92 acre lot in the RD3 Zoning District.

Mr. Friedman stated that his family had received the house from his mother-in-law, and that while she owned it, she had put in an accessory apartment. He stated that he was now looking to legalize the existing apartment, so that he could sell the property.

Christine Kane noted that from the maps provided, it was not clear where the property was located. Mr. Friedman described the location in the neighborhood.

Christine Kane asked how long the applicant had owned the property. Mr. Friedman stated that it had been between a year and a year and a half.

Christine Kane noted that the plans indicated half the basement to be unfinished. Mr. Friedman confirmed that this was the case.

The Board generally agreed that additional information would be required, including a context map, building dimensions, and drawings to scale of the entire basement.

The Board checked the square footage allowed for an accessory apartment, and confirmed that the application before the Board appeared to be in conformance with these requirements.

Sam Harkins confirmed that, based on Mr. Friedman's description, the apartment met the building code requirement that there be two forms of egress.

Christine Kane noted that four parking spaces would need to be shown on the map, as well as existing and proposed outdoor lighting, and an indication of whether lights were on motion sensors, and whether they were shielded.

Paul Telesca noted that an engineer would be needed to certify that the septic could handle an apartment.

Christine Kane asked how many bedrooms were now in the building. Mr. Friedman responded that there were three upstairs and one in the basement.

Christine Kane noted that there would also need to be a demonstration or certification by an engineer that the well had the capacity for four bedrooms.

The Board reviewed a draft resolution establishing the project as an Unlisted action under SEQR. Charlie Laing moved to adopt the resolution. Paul Telesca seconded the motion, and all present voted in favor.

The Board tentatively scheduled a public hearing for August 4th, pending submission of the requested materials by noon on July 25th.

Diana Lenska – 4747 Route 9G

As nobody was present to represent the project, the Board did not discuss the matter.

OTHER BUSINESS

Minutes

The minutes of the June 16, 2008 meeting had been sent to members for review. Some corrections had been sent by Michele Greig via e-mail. Sam Harkins made a motion to approve the minutes with Ms. Greig's corrections, Paul Telesca seconded the motion, and all present voted in favor.

Taylor Subdivision

The Board reviewed a request for extension from Taylor Minor Subdivision on Route 9G. Paul Telesca moved to grant a 3-month extension to meet conditions of approval, Charlie Laing seconded the motion, and all present voted in favor.

Alternate member

The Board reviewed letters of interest and resumes which had been received regarding the open positions for alternate members of the Planning Board.

Wil LaBossier asked if alternates came to some or all of the meetings. Christine Kane stated that she felt they should come to all of them, so that they could be informed on the projects if they needed to make a decision on one.

The Board generally agreed that they would feel positive about either Kristofer Munn or Phoebe Prentice, the former having been in town longer, and the latter being from the Village.

ADJOURNMENT

Since there was no further business to come before the Board, Charlie Laing made a motion to adjourn. Sam Harkins seconded the motion, and all present voted in favor.

Respectfully submitted,

Patrick Kelly

Assistant Clerk to the Planning Board

Attachments:

Resolution establishing Michael Anderson Certificate of Appropriateness as a Type II action under SEQR

Resolution establishing Barry Friedman Special Permit as an Unlisted action under SEQR.

617.6
State Environmental Quality Review (SEQR)
Resolution
Type 2 Action

Name of Action: Michael Anderson Certificate of Appropriateness

Whereas, the Town of Red Hook Planning Board is in receipt of an application for a certificate of appropriateness by Michael Anderson to construct a porch and deck at 60 Station Hill Road in the Town of Red Hook, Dutchess County, New York, and

Whereas, an Environmental Assessment Form (EAF) dated July 7, 2008 has been prepared for the proposed action, and

Whereas, after comparing the thresholds contained in 6 NYCRR 617.4 and 5, the Town Board has determined that the proposed project is a Type 2 Action that meets the thresholds found in 6 NYCRR 617.5(c)(9) and, therefore, SEQR does not apply, and

Whereas, after examining the EAF, the Planning Board has determined that there are no other involved and/or federal agencies on this matter.

Now Therefore Be It Resolved, that the Planning Board hereby declares that no further review under SEQR is required.

On a motion by Wil LaBossier, seconded by Charlie Laing, and a vote of 5 for, and 0 against, and 2 absent, this resolution was adopted on July 7, 2008.

617.6
State Environmental Quality Review (SEQR)
Resolution Establishing Lead Agency
Unlisted Action Undergoing Uncoordinated Review

Name of Action: Barry Friedman Special Use Permit

Whereas, the Town of Red Hook Planning Board is considering action on a proposed Special Use Permit application by Barry Friedman for an accessory apartment on a ± 3.92-acre parcel of land located at 19 Hewlett Road, Town of Red Hook, Dutchess County, New York, and

Whereas, an Environmental Assessment Form (EAF) dated June 27, 2008 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 no other involved and/or federal agencies on this matter.

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 Charlie Laing, seconded by Paul Telesca, and a vote of 5 for, and 0 against, and 2 absent, this resolution was adopted on

July 7, 2008.