

APPROVED
Town of Red Hook Planning Board
Meeting Minutes
July 21, 2008

CALL TO ORDER/ DETERMINATION OF QUORUM

The meeting was opened at and a quorum determined present for the conduct of business.

Members present — Chair Christine Kane, Sam Harkins, Wil LaBossier, and alternate member Kris Munn. Planner Michele Greig was also present.

BUSINESS SESSION

Christine Kane announced that Marie Welch had requested that Hammerling Minor Subdivision be deferred to the August 4th agenda, as this was Kris Munn's first meeting, and he therefore did not have the background necessary to vote on the matter. Discussion of the July 7th, 2008 minutes were deferred for the same reason.

PUBLIC HEARINGS

Red Hook Terminal (Bottini Fuel) – Amended Site Plan – 7269 S. Broadway

Bob Juliano was present for public hearing on application by Red Hook Terminal, Inc. to install a 30,000 gallon above ground fuel oil storage tank on a 1.34-acre parcel in the B1 Zoning District.

Christine Kane informed Mr. Juliano that no action could be taken on the project this evening, as Mr. Munn was newly appointed, and therefore had not been present at previous meetings. She also noted that the public hearing would have to be left open, as notice had not been sent to the Village Clerk, as per GML§239nn.

Christine Kane opened the public hearing and read the notice as it appeared in the Kingston Daily Freeman on July 16, 2008.

Mr. Juliano gave a brief overview of the project for the public.

Christine Kane noted that Dutchess County Planning had reviewed the project and considered it a matter of local concern.

Mr. Juliano reviewed the 07/21/08 memo from GreenPlan, and stated that the only light fixtures on the property were within the standards set by the lighting ordinance. He then asked for clarification regarding what landscaping the Planning Board wanted to have put in place.

Christine Kane asked why the shrubs on the site plan were indicated to be removed. Mr. Juliano replied that he would prefer not to remove them, but that he thought it had been required.

The Board and applicant generally agreed that it would be ideal to place trees closer to the road, as with the previous Powers and Ruge Site Plans, pending permission from NYS DOT. Ms. Greig indicated that the CAC or Tree Committee could provide a list of trees which could be expected to do well in a Village setting.

Christine Kane asked if the fence was higher than the tank. Mr. Juliano replied that the tank would be higher than the fence. Christine Kane noted that since it would require a variance to raise the fence, it would most likely be more efficient for the applicant to plant shrubs which were high enough to screen the tank.

Christine Kane asked if there was to be any change in signage on the property. Mr. Juliano stated that there would not be.

The Board agreed to continue the public hearing to 7:35 PM on August 4th.

OTHER BUSINESS

Winnakee

Christine Kane read a letter from Winnakee Land Trust announcing an event on July 30th, at Norrie Point, at which Hudsonia will be receiving an award.

Forest Park

The Board reviewed a letter from Nate Kalina requesting a 6-month extension for Forest Park Major Subdivision, which had expired on April 12th.

Mr. Kalina stated that he was waiting for Water Department approval.

Christine Kane reviewed the project history for Kris Munn. Kris Munn asked if there had been any extensions to date. Mr. Kalina and Christine Kane confirmed that there had not.

Sam Harkins moved to grant a six-month extension, retroactive to April 12, 2008. Wil LaBossier seconded the motion, and all present voted in favor.

Lueck

The Board reviewed a letter from Marie Welch requesting that conditions of approval be amended to reflect requirements of the County Clerk, as had been done with other projects, including the Merrihew Minor Subdivision. The letter also requested a 90-day extension.

The Board agreed to ask Christine Chale to review the question of deeded versus recorded easements, and draft a memo which could be given to applicants to clarify the question in the future.

Sam Harkins made a motion to amend the approval resolution to state that no building permit would be issued until a common use agreement is filed with the county, and to grant a 90-day extension from August 11, 2008. Wil LaBossier seconded the motion, and all present voted in favor.

Water Department

The Board reviewed a memo from Hank Van Parys responding to Anne Rubin's presentation to the Town on the local aquifer. Kris Munn and Wil LaBossier requested copies of the memo.

Municipality

The Board agreed that Wil LaBossier would give a presentation at the next meeting on the Municipality software package, which allows for the tracking of planning applications, a version of which is currently used by the Building and Zoning Department.

Training

Christine Kane reminded members of the Board that they are required to receive 4 hours of training, documentation of which must be provided to the Clerk. She noted that a resolution passed by the Town Board earlier in the year listed several organizations which are approved to provide training.

ADJOURNMENT

Since there was no further business to come before the Board, Wil LaBossier 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