

APPROVED
Town of Red Hook Planning Board
Meeting Minutes
July 6, 2010

CALL TO ORDER/ DETERMINATION OF QUORUM

The meeting was opened at 7:38 p.m., and a quorum was determined present for the conduct of business.

Members present — Chair Christine Kane, members Kris Munn and Pat Kelly and alternate Brian Walker. Sam Phelan, Sam Harkins, Charlie Laing and Wil LaBossier were absent.

Since only three Board members were present, alternate Brian Walker became eligible to vote on all motions.

BUSINESS SESSION

Christine Kane made three announcements. First, the Dutchess Land Conservancy had filed paperwork with the Dutchess County Clerk regarding the conservation easement for Mead Orchard. Second, the Teviot LLC application for a special permit to establish a heliport had been withdrawn. Third, the continuation of the public hearing for the Draft Environmental Impact Statement for the Centers and Greenspaces Plan had been scheduled for July 7 at 7:30 p.m. at the Red Hook High School.

The draft minutes from the June 14, 2010 meeting had been circulated and reviewed. The Board considered some revisions suggested by planner Michele Greig. Pat Kelly made a motion to approve the minutes with all revisions. Kris Munn seconded the motion, and all members present voted in favor.

REGULAR SESSION – NEW BUSINESS

Emily Hartzog – 72 Station Hill Road, Barrytown – Certificate of Appropriateness

Art Wilson was present with an application for a Certificate of Appropriateness to remove a closed-in porch, small open porch and cellar entrance from an existing residence and to construct a screened-in porch on the same footprint, on a ± 0.58-acre parcel in the H (Hamlet) District.

Mr. Wilson explained that the same building materials used on the house exterior would be used on the new porch. He said that he would use the existing foundation for the project and that the new porch would have a galvanized metal roof to match the roofs on the house and on the front porch.

The Board reviewed the short EAF part 1. Pat Kelly made a motion to classify the project as a Type 2 action under SEQR, thus requiring no further environmental review. Kris Munn seconded the motion, and all members present voted in favor.

The Board then referred the project to the Hamlet /Design Review Committee and scheduled a public hearing for July 19, 2010 at 7:35 p.m.

Robert Greig/Matthew & Katherine Nucci – 222 Pitcher Lane – Lot Line Alteration

Bob Zimmerman, L.S. was present with an application for a lot line alteration to convey a total of 0.15 acres from the ± 93.4-acre Lands of Robert Greig to the ± 0.61-acre Lands of Matthew and Katherine Nucci, in the RD 3 Zoning District and the Certified Agricultural District.

Mr. Zimmerman explained that both Mr. Greig and the Nuccis had always thought that the property to be conveyed belonged to the Nuccis. It was only after a recent survey that all parties realized that the land actually belonged to Mr. Greig. Mr. Zimmerman confirmed that this small strip of land had not been part of Mr. Greig's farming operation but rather had been mowed along with the rest of the Nuccis' yard.

The Board determined the project to be an Unlisted Action under SEQR. Pat Kelly made a motion to establish the Board as Lead Agency for the SEQR review. Kris Munn seconded the motion, and all members present voted in favor.

The Board referred the project to the Agriculture and Open Space Committee for review and comments and scheduled a public hearing for July 19, 2010 at 7:40 p.m.

OTHER BUSINESS

Devereux request for extension

Devereux executive director John O'Keefe and assistant director John Kavanaugh were present with a letter requesting a retroactive extension of the deadline for submitting an application for a building permit after receiving site plan approval. Mr. O'Keefe explained that coordinating all the funding sources and receiving the necessary permits had taken much longer than anticipated and that when the project was finally ready to get underway in June, the construction contractor had discovered that the time allotted for applying for a building permit had expired in May.

The Board reviewed Section 143-118D of the Town's Zoning regulations and generally agreed that such an extension was permitted. Kris Munn then made a motion to grant to the project a one (1) year retroactive extension of the pertinent deadline. Pat Kelly seconded the motion, and all members present voted in favor. Christine Kane said that the new deadline would be May 17, 2011.

Lexann Acres, Inc. request for extension

Christine Kane read an email dated July 1, 2010 requesting an extension to the deadline for meeting the conditions of subdivision plat approval. Mr. Graminski said that the applicants had not yet received Health Department approval for the project.

Kris Munn made a motion to grant a ninety (90) day extension to the deadline. Pat Kelly seconded the motion, and all members present voted in favor. The Board noted that this was the second and final extension allowed for this project and that the new deadline would be September 30, 2010.

Centers and Greenspaces Plan

Christine Kane urged the members to carefully review the proposed Centers and Greenspaces Plan as the Board would be asked for formal comments shortly after the public hearing was closed.

ADJOURNMENT

Since there was no further business to come before the Board, Pat Kelly made a motion to adjourn. Kris Munn seconded the motion, and all members present voted in favor.

Respectfully submitted,

Paula Schoonmaker