

APPROVED
Town of Red Hook Planning Board
Meeting Minutes
October 18, 2010

CALL TO ORDER/ DETERMINATION OF QUORUM

The meeting was opened at 7:32 p.m., and a quorum was determined present for the conduct of business.

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

BUSINESS SESSION

Christine Kane confirmed the agenda as printed. She said that there were two announcements. Attorney John Marvin had informed the Board by email that Robert and Linda Lasher had withdrawn their application for Special Permit, so the public hearing would not take place. Also, several planning and environmental groups were holding a conference on Natural Resource Inventory of Dutchess County on November 6 at Vassar College. This conference would qualify for two hours of training credit.

The October 4, 2010 draft minutes had been circulated among the members and reviewed. Pat Kelly made a motion to adopt those minutes. Wil LaBossier seconded the motion, and all members present voted in favor.

REGULAR SESSION – OLD BUSINESS

Oaks @ Lakes Kill (formerly Feller Newmark Road development) – Feller Newmark Road – Sketch Plan for Subdivision

Mike Bodendorf, P.E. and Mitchell Markay for Landmark Properties were present for continued discussion of a revised application for sketch plan approval to create 12 lots on a + 94.5-acre and a 6 acre parcel in the RD 3 Zoning District.

Mr. Bodendorf said that the applicants had purchased and added an adjoining parcel to the project after a wetlands delineation had precluded the original plan. The revised project was now a 12 lot (rather than the previous 11 lot) subdivision on approximately 100 acres of land. He said that the configuration of lots had also been changed.

Mr. Bodendorf said that the proposed private roads had been drawn to Town specifications and that the applicants would apply for relief from curbing so they could better control drainage. He said that the project now had 150 feet of frontage and that the applicant might need relief from the required perimeter setback. Michele Greig said that under the Town's cluster regulations, the Planning Board could waive the perimeter setback so that no variance would be needed.

Mr. Bodendorf said that the lots were now between 1 and 1¼ acres in size and that now none would be in the wetlands or wetlands buffer. He said that the lots would have

individual wells and would share a community septic system. He said there was an existing farm road leading to the open space. He said that the turnarounds were 120 feet in diameter, as required for emergency vehicles, but he was hoping that there could be a center planting area to cut down on paved surfaces. Michele Greig agreed and referenced suggestions for turnarounds from the Dutchess Land Conservancy. Ms. Greig also said that the Highway Department could allow 24 ft. wide roads instead of the 26 ft. wide roads specified in the Town regulations. She said that the Town was looking at allowing even narrower roads in projects such as this one, as outlined in the Greenway Guides.

The Board then reviewed a GreenPlan memo that addressed the SEQR determination, involved agencies, and information still needed. The memo pointed out some incorrect responses on the EAF part 1 that needed to be revised before the project could be circulated for Lead Agency. Michele Greig said that the Board should look at likely water usage and discuss in detail who would own the open space and who would hold the conservation easement.

Ms. Greig said that habitat assessment was important and recommended that the project be referred to Michael Klemens for review. She also said that the Dutchess County Health Department would probably not approve a community septic system owned and maintained by a homeowners' association, as the applicants proposed. She said that such systems are usually operated by the Dutchess County Water and Waste Water Authority. Mr. Bodendorf said that soil drainage on the property was very good and that individual septic tanks would run into a larger septic tank and then into a community leach field.

Mr. Bodendorf said that the applicants had had initial discussions with Winnakee Land Trust about placing a conservation easement on the open space. He said that the applicants could be agreeable to public access.

The Board discussed their visits to the property earlier in the year. The members agreed that narrower roads and modified turnarounds would be preferable for this project. The applicant would need to submit an Agricultural Data Statement if he hadn't already, to correct the EAF part 1 and to check on the location of the well and septic system of the adjoining parcel nearest to the proposed community septic.

The Board agreed by consensus to accept the applicant's sketch plan.

The Board determined the project to be an Unlisted Action under SEQR and added the Town Highway Department to the list of involved agencies. Kris Munn made a motion to establish the Board's intent to serve as Lead agency for the SEQR review. Charlie Laing seconded the motion, and all members present voted in favor.

The Board also referred the project to Michael Klemens for review and comments.

Mark Burton – 438 Route 199 (Sky Park) – Pre-application conference

Pete Setaro, P.E. and Mark Burton were present for continued discussion of a plan to develop 100.9-acre parcel with existing runway in the RD3 Zoning District.

Mr. Setaro said that Morris Associates had already drawn up a survey and conducted a wetlands review for the property owner and that they had discussed some ideas for the

property although none had moved ahead. He said that he believed Mr. Burton's concept fit the property well. He described the renovation of the hanger for use as a catering hall and the construction of 15-18 small buildings to be used as overnight facilities. He said that the buildings would be paired so that two buildings could use one septic system and that the buildings could be tucked into existing small clearings. He said the plan would be for no subdivision—only site plan review—and that there appeared to be adequate space for parking, although he had not calculated the needed spaces yet. He said that all interior roads would be private and that the airstrip would be maintained mostly for Mr. Burton's use.

Michele Greig encouraged the applicants to look at the zoning regulations and the proposed amendments. She said that in both the residential zone and in the proposed Agricultural Business Zone, the number of principle uses is limited. She said that the proposed plan had features of a hotel/motel, a conference or event center, an airstrip and a principle residence. She said that the applicants could also review the floating industrial zone and apply to the Town Board for the designation if they felt that was a better option and that they should look closely at Section 143-49. She said that the applicants might have to consider subdividing in order to get all or most of their requested uses.

OTHER BUSINESS

Anderson Commons

Pete Setaro said that he and Paul Manza hoped to bring the project back to the Board shortly.

Lasher Special Permit

Christine Kane said that potential problems with landlocked and substandard parcels created as a result of the ZBA's interpretation could be alleviated by the Town Board through an update of the definition of "lot" in the Town's Zoning Code.

Storage Spaces

Pat Kelly was concerned that some of the garage "storage spaces" described in building permit applications could be turned into apartments. Some members said that the addition of a kitchen and bathroom would require a building permit, which would bring the change to the attention of the Building Inspector.

Zoning Review Committee

Sam Phelan said that new parking regulations had been sent to the Town Board for approval. He also said that the ZRC might review the regulations regarding demolition permits and limiting the number of days in a year that a non-profit organization can hold a circus, fair or carnival. Wil LaBossier said that some municipalities have yard sale regulations.

Dunkin Donuts

The Board asked the Secretary to get an update from the Building Inspector on Dunkin Donuts' compliance with its approved site plan.

ADJOURNMENT

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

Respectfully submitted,

Paula Schoonmaker