

APPROVED
Town of Red Hook Planning Board
Meeting Minutes
November 15, 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 Harkins, Sam Phelan, Charlie Laing, Pat Kelly and alternate Brian Walker. Planner Michele Greig was also present. Kris Munn and Wil LaBossier were absent.

BUSINESS SESSION

Christine Kane confirmed the agenda as printed. The November 1, 2010 draft minutes had been circulated among the members and reviewed. Sam Harkins made a motion to adopt those minutes. Pat Kelly seconded the motion, and all members present voted in favor. There were no announcements.

PUBLIC HEARING

Gwendolyn Bellman & Thomas Hesse – 88 & 107 Station Hill Rd. – Certificate of Appropriateness

Architect Alan Baer and Gwendolyn Bellman were present for the public hearing on an application for Certificate of Appropriateness to modify and connect two existing principle buildings, on a ± 1.30-acre lot in the H (Hamlet) Zoning District and the National Historic Landmarks District.

Christine Kane read the public hearing notice that appeared in the Kingston Daily Freeman.

Mr. Baer explained the project, describing a new glass and steel arcade that would connect the former church building and the rectory building, a new porch that would link the rectory and the accessory apartment, and a new two story kitchen/study. Ms. Bellman said that the church's current color scheme would be retained and carried over to the rectory/house and the apartment.

Christine Kane then opened the hearing for public comment.

Asked about the glass and steel arcade, the applicants said that the transparency of the glass panels in the arcade would allow attention to be drawn to the historic character of the buildings and would be less obtrusive than a wooden, more historic looking arcade. They also said that a large tree between the arcade and the street would remain.

Marjorie Roberts, 167 Barrytown Rd., asked whether there were bedrooms in both buildings. Ms. Bellman said no, that the church building was one large space and that there were four small bedrooms in the rectory.

Ms. Roberts then asked whether any new water supply or septic systems were planned. Mr. Behr said no, that the applicants were removing bedrooms, not adding them.

Christine Kane asked how the applicants planned to use the large church space. Ms. Bellman said her husband was a classical pianist and that his grand piano needed such a large space. She said that the room would be for their private use.

(At this point, Sam Phelan joined the meeting)

The applicants confirmed that the new kitchen addition would change but not substantially enlarge the footprint of the building. They also confirmed that the attached apartment would remain an apartment.

Brian Walker asked why the connector was needed. Ms. Bellman cited the long winters and said that the family wished to make music and socialize in the large church area while retaining a private family living space. She said that the arcade would be open at both points of attachment to the buildings.

Phil Bollenbecker, 34 Wildey Rd., asked whether the applicants would be renting out apartments. Ms. Bellman said no, that the accessory apartment might be guest quarters for a specific group of friends from New York City or might possibly be rented to that family.

Mr. Bollenbecker asked about the number of cars to be parked at the property, noting that four (4) spaces were shown on the site plan. He said that cars parked on the street had become a problem on Station Hill Road. Ms. Bellman said that her family would keep parked cars out of the street. The Board noted that parking spaces must be available for the apartment as well as the house.

Susan Quasha, who owned the adjoining property at 94 Station Hill Road, said that the attached apartment existed when she moved to Barrytown in 1975.

Brian Walker asked about the shed at the rear of the property. Mr. Behr said much of the shed was in disrepair and that portion would be demolished.

Christine Kane read an email message dated November 15, 2010 from Christopher Gilbert, acting chair of the Hamlet/Design Review Committee, who said that the Committee planned a site visit for Friday, November 19 and would send their comments to the Planning Board shortly thereafter.

Christine Kane then read a letter dated November 12, 2010 from Alison Knowles, 82 Station Hill Road. Ms. Knowles praised the applicants' clean up and restoration of the property and said she supported the proposed plan.

Christine Kane then read an email dated November 14, 2010 from Town Historian Wint Aldrich who cited the applicants' attention to detail and said that he would not protest their plan.

The Board agreed to continue the public hearing until December 6, 2010, when the Hamlet Committee's comments would be available.

Mr. Baer asked that, in light of the delay in a vote on the application, the applicants be allowed to replace the roof on the church since the shingles were in extreme disrepair. Christine Kane

said that regular maintenance of a building did not fall under the purview of the Certificate of Appropriateness as long as the replacement materials did not differ substantially from what was already there. She added that any work done before a Certificate was granted would be undertaken at the applicants' risk.

REGULAR SESSION – NEW BUSINESS

Michael Rohatyn / Robert & Elisabeth McKeon – 199 Feller-Newmark Rd. – Lot Line Alteration

Mark Graminski, P.E. and L.S. was present with an application for a Lot Line Alteration to convey \pm 1.97 acres from the 162.35-acre Lands of Robert and Elisabeth McKeon to the \pm 10-acre Lands of Michael Rohatyn and \pm 0.48 acres from the Lands of Rohatyn to the Lands of McKeon, in the RD3 Zoning District and partially in Agricultural District 20.

Mr. Graminski said that Scenic Hudson holds a conservation easement on the McKeon property and that the organization had known about and approved the proposed lot line alteration before accepting the easement. Christine Kane then read a letter dated November 5, 2010 from Michael Knutson at Scenic Hudson confirming Mr. Graminski's statement. Mr. Graminski also confirmed that the proposed lot line changes and acreages shown on the conservation easement map were identical to those shown on the submitted plat map, although the north bearing was slightly different. He said that the conservation easement map had been prepared by Daniel Russell and was dated December 19, 2009. Charlie Laing, reading from the conservation easement document, said that the changes must be "substantially the same" as those shown on the easement map.

Sam Phelan asked the reason for the proposed lot line alteration. Mr. Graminski said that the change would provide a buffer for Mr. Rohatyn's new septic system and a buffer for a possible small farmstead on the conserved land.

The Board members discussed whether there would be a net loss of approximately 1 ½ acres of conserved land including approximately 200 feet of conserved road frontage.

(At this point, applicant Robert McKeon arrived at the meeting)

Mr. McKeon assured the Board that the McKeon land conveyed to Mr. Rohatyn would remain under easement and that the Rohatyn land conveyed to the McKeons would be absorbed into the easement. The Board requested a written statement to that effect from Scenic Hudson.

The Board then endorsed the sketch plan and referred the project to the Agricultural and Open Space Advisory Committee.

The Board reviewed the EAF part 1, completed the EAF part 2 and scheduled a public hearing for December 6, 2010 at 7:40 p.m.

John Vincent – 451 Budds Corners Rd. – pre application conference

John Vincent and Mark Graminski, P.E. and L.S. were present to discuss a possible minor subdivision to create one (1) 3-acre lot and a remaining lands lot, from a 25.4-acre parcel in the RD3 Zoning District and in Agricultural District 20.

Mr. Vincent explained that he wished to retain a small lot for himself and sell the remaining large parcel. This plan was complicated, he said, by the fact that 0.67 acres of his proposed 3-acre

lot were located across Guski Road, and he did not know how this fact would affect the small parcel.

Christine Kane said that according to Town law, the 0.67 acre piece was already a lot. It had been created, she said, in a natural subdivision by the road. Therefore, she said the Planning Board would prefer to see any new proposed small lot on the north side of Budds Corners Road contain at least three (3) acres so it would still be in compliance with zoning in the event that this 0.67-acre lot was ever sold separately.

The Board encouraged Mr. Vincent to look at sight distances at the proposed curb cut for the driveway off Guski Road as well as potential water supply and septic system locations. Michele Greig said that because the property had important soils and was located in the Agricultural District, the applicant could use the Farmland Law to create a smaller lot and that if he did, he would need to develop a Farmland Protection Plan. The Board also encouraged Mr. Vincent to consider whether the new smaller parcel or the remaining lands lot would take the 0.67 acres across the road.

OTHER BUSINESS

Response to letter from Mitchell Markay

Christine Kane summarized a letter dated November 1, 2010 from Mitchell Markay on behalf of his clients requesting that further review of their habitat report be done by the NYS Department of Conservation rather than the Board's referring the report and other habitat information to consultant Michael Klemens for his review and comments. Mr. Markay cited the added cost and added review time.

The Board agreed that Mr. Klemens' had expertise would be valuable in the Board's review of the proposed Oaks at Lakes Kill development site and that, in addition, he had reduced his fee for this review. The members also agreed that since there was no consultant site visit scheduled at this time and since Mr. Klemens' review would be confined to the written materials already submitted, there should be no substantial delay.

The Board also agreed that Mr. Markay's request for a cost estimate and timeline for Mr. Klemens' review was valid. They asked the chair to prepare a draft letter to Mr. Markay confirming the referral and giving a "not to exceed" cost and timeframe.

ADJOURNMENT

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

Respectfully submitted,

Paula Schoonmaker