

APPROVED
Town of Red Hook Planning Board
Meeting Minutes
December 3, 2012

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 — Acting Chair Charlie Laing, members Kris Munn, Sam Harkins, Sam Phelan, Betty Carr and alternate Michelle Turck. Christine Kane and Brian Walker were absent. Also present was planner Michele Greig.

BUSINESS SESSION

Charlie Laing confirmed the agenda as published. The November 19, 2012 draft minutes had been circulated among the members and reviewed. Kris Munn made a motion to adopt those minutes. Betty Carr seconded the motion, and all members present voted in favor. There were two announcements—the Dutchess County Planning Federation was sponsoring a double session of training classes at the Farm and Home Center on Tuesday, December 4. Also, the New York Planning Federation was holding an all-day training session at the Wallace Center, FDR Library in Hyde Park on Wednesday, December 5.

REGULAR SESSION – OLD BUSINESS

Todd and Maribeth Catlin – 38 North Drive – Minor subdivision

Mark Graminski, P.E. and Maribeth Catlin were present for further discussion of an application to create three (3) residential building lots of 2.72 acres, 4.19 acres and 4.34 acres from an 11.26-acre lot in the R1.5 Zoning District.

Mr. Graminski reviewed the project saying that the Catlins wished to create three (3) flag lots from Lot #1 in what originally was the Linden Acres Section 7 subdivision. Asked about topographic features, he said there was a small steep slope near the driveway and an isolated wetland with standing water which he would delineate. He said that he had not yet calculated the buildable acreage of each proposed new lot by subtracting these features, but he believed that there would be adequate acreage. He said that the new lots would be supplied with water from the Town's water district and that there would be adequate separations between the proposed new homes and the septic systems.

He said that the existing lot had 151 ft. of frontage and that each of the new lots would have 50 ft. of frontage. He said all three lots would share a driveway.

Mr. Graminski went on to say that he had met with the Town Highway Department and that there were no issues with sight distance. He said that the paved apron of the driveway would have to be modified because of the common driveway and that those changes would have to be made on the east side because of a nearby fire hydrant. He said he would obtain a letter from the Highway Department

Asked about drainage tests on the property, Mr. Graminski said he had conducted both deep test holes and perc tests and that he did not yet have the results of the perc tests. Nevertheless, he said, he did believe that the tests would show both new lots to be adequate to accommodate on-site septic systems. He said that both new systems would require fill, and he said that he would regrade so that they both could operate by gravity. He said that the existing soils were silty, sandy loam 4-5 ft. deep. He said that there was some standing water in the middle and toward the rear of the existing lot, where the new lots were proposed, and that the septic systems he had designed were long and narrow to keep away from that water.

Mr. Graminski addressed the aesthetics of the project saying that most of the existing trees and the vegetative buffer could be retained. He said that a vehicle turnout would not require tree removal but that he would have to remove some trees when he re-graded for the septic systems. He said that the retained trees would provide a visual buffer for the houses on Manor Road.

Sam Phelan asked about the proximity of Lot 2's septic system to the backyards of the houses on Manor Road. Kris Munn said the land sloped downhill to those houses and that often stormwater was a problem for them. Mr. Graminski suggested that the wetland could be used to capture some of that water and additional stormwater from the new homes. Kris Munn said visibility and stormwater could both be potential concerns. Michele Greig reminded Mr. Graminski that all stormwater must be kept on site. Mr. Graminski said that the 10 ft. setbacks from the property lines to the septic systems could be achieved.

Kris Munn asked how much higher the house on Lot 3 would be raised. He said the Board would have to look at the visibility from neighboring lots. He also reminded the Board that the houses on Manor Road had very small backyards.

Ms. Catlin said that she had spoken to Town Water District Board Chair Hank Van Parys who said there was adequate water supply for the new residences. The Board asked Ms. Catlin to obtain a letter to that effect.

Mr. Graminski said that his next submission to the Board would be an application for preliminary subdivision. He said he would also submit a set of plans that located key features on the property and included designs for the common driveway, for the modified driveway apron and for the septic system design. He said he would also submit plans to the Dutchess County Health Department for approval of the septic system designs.

Kris Munn said that the biggest issue would be the wetland and the standing water. Mr. Graminski said he would provide drainage analysis. He said that once the water reached a certain height, it drained onto the neighboring Chen property.

Mr. Graminski said that he didn't think there would be a problem with buildable acreage or setbacks. Michele said he would have to calculate buildable acreage and also reminded him that the pole of the flag lot could not be included. She asked him to also note the sight distances on the plan.

Kris Munn asked about an easement shown at the back of the lot. Mr. Graminski said that the easement was for the water district service access to the back. Kris Munn asked whether that easement area could be used to help drain the water. Mr. Graminski said possibly.

The Board generally agreed to conduct a site visit on either December 14th or 15th. The members would be polled for availability.

Anderson Commons – Baxter Road, Fisk Street and Glen Ridge Road – subdivision, site plan and special permit

Ken Kearny, Sean Kearney, Andrew Learn, P.E., and Pete Setaro, P.E. were present with applications for subdivision, site plan and special permit approval for construction of a 51 unit development partially in the Village of Red Hook and partially in the RD1 Zoning District in the Town of Red Hook.

Mr. Kearney said that the plans were the same as those seen by the Board in October 2011 and that he would keep the Anderson name for the development.

Mr. Setaro reviewed the plan for the members who were new to the Board since the last discussion. He said that the development had been designed as a traditional neighborhood made up of single family homes, duplexes and triplexes. He said the small lots were approximately 6,000 sq. ft. clustered around a common green space, that the garages would be accessed from alleys in the back of the lots, that there would be sidewalks and street trees throughout, and that a large open space would back up on 7 larger single family homes outside the commons area. He said that the open space would be protected by a conservation easement.

Mr. Setaro said he would take the project to the highway department for re-approval. He said that the applicants must also update the Stormwater Pollution Prevention Plan. He said that the DEC requirements had changed but that infiltration had always been a part of the plan and that infiltration was also a large component of the 2010 regulations. He said that there would be a community septic system.

He went on to say that the phasing plan had changed and that now the commons area would be built first with the larger single family homes built at a later time. He said that the builders would develop the entire commons neighborhood at once rather than in sections.

Michele Greig reviewed the GreenPlan memo saying first that the applicants would have to recalculate the allowed density according to the new zoning regulations. She said that the calculations need only be done on the Town portion of the project, approximately 40-41 acres. She said that the unbuildable features must be subtracted. Mr. Kearney took issue with subtracting steep slopes, etc. that were found in the conserved open space area. Mr. Setaro said that some lots were bisected by the Town/Village line, which would make calculating density difficult. Sam Phelan said that he would like to know what the allowed Village density was also in order to find out the total allowed density for the project. Michele Greig said that the bedroom count method could still be used for the multi-family units.

Michele Greig said that with the new zoning regulations there was no longer a need for variances. She also said that the applicants could calculate the actual allowance for the roads rather than subtracting 10% of the gross acreage for roads.

Charlie Laing asked whether there had been any significant changes to the health code since the project was last reviewed. Mr. Setaro said no but that he would be going to the health department for re-approval.

Asked about Cohen's Way, Mr. Setaro said that the paving of that road would probably be part of phase 2. He said that there would probably be a temporary road running to Glen Ridge Road for emergency access. He said that eventually Cohen's way would become a dedicated Town road.

Charlie Laing asked who would own the community septic system. Mr. Setaro said that a transportation corporation would be the primary owner. Michele Greig said that a transportation corporation must have a back up owner and that in this case the back up owner would be the Town.

Mr. Setaro said that Dutchess County Water and Waste Water was not interested in owning and operating the system because the system could not be expanded and because, while it did meet the County and State standards, it did not meet the higher standards of the DC W & WW agency. He said that he could ask the agency to review the project again and to consider owning and operating the system.

Mr. Setaro went on to say that the stormwater management basins would be maintained by the homeowners' association. He said that the Town would have the right but not the obligation to come in and rectify drainage problems that impacted Town roads.

Michele Greig said that once the various items in the GreenPlan memo had been addressed, the next step would be to schedule a public hearing.

Sam Phelan asked how fast the project would go forward. Mr. Kearney said that movement would depend on funding and progress on his other projects; however, he said that his goal was to begin building in the fall of 2013.

OTHER BUSINESS

Anderson Commons – further discussion

The Board discussed the project further for the benefit of the new members. All the members generally agreed that they would like the community septic system to be improved so that it met DCW&WW standards if possible. They also were concerned about having the large number of homes in the commons area dependent on a partially unpaved temporary road for emergency access. Charlie Laing said that Town regulations prohibited more than 12 lots on a cul-de-sac.

ADJOURNMENT

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

Respectfully submitted,

Paula Schoonmaker