

**Approved
Town of Red Hook Planning Board
Meeting Minutes
August 4, 2014**

CALL TO ORDER / DETERMINATION OF QUORUM

Charlie Laing called the meeting to order at 7:30p.m. and announced changes to the agenda. He said that due to issues with notification procedures, the two public hearings on the agenda meeting would have to be rescheduled.

A quorum was determined present for the conduct of business. Members present: Sarah Gilbert, Brian Walker, Charlie Laing and Sam Harkins. Also present was Planning Consultant Michele Greig.

Brian Walker made a motion to adopt the minutes of July 7. Sam Harkins seconded and all members voted in favor.

The board reviewed two letters dated July 28, 2014 from the attorney for the Preserve at Lakeskill requesting an adjournment of the review of the project until August 18, and extending the deadline by which the board must render their decision to October 13, 2014.

Mr. Walker asked if the Preserve has offered any recent updates. Michele Greig said that a new road survey had been submitted and is being reviewed by the town's engineering consultant, the town's attorney and the Planning Board's attorney. Mr. Laing asked if the Planning Board would have responses from the attorneys and engineers for the August 18 meeting. Ms. Greig said she thought so.

The board reviewed a letter from the Zoning Enforcement Officer dated July 24, 2014 to Montgomery Place Orchards revoking a building permit granted to Douglas Taylor because he failed to provide an affidavit from the owners authorizing him to apply for the building permit. Sam Harkins said that the permit will likely be reinstated when the Mr. Taylor provides the affidavit. Brian Walker asked if the mobile home was meant to house farm workers. Ms. Greig said she believed it was.

The board reviewed a follow up letter from the Zoning Enforcement Officer dated July 10, 2014 to Arvine and Wendy Coons advising them that the Planning Board agreed with him that the rental of equipment and sale of pre-fab storage buildings is not allowed under the Farm Market 3 zoning law. The letter also states that the Planning Board wishes to know whether or not the Farm Market 3 is still attached to the Coons' farm, and he requested that all signs that have not been approved by the Planning board be removed.

OLD BUSINESS

Katherine Gagin – 388 Lasher Road, Tivoli - Special Permit and Site Plan

Continued discussion of application to operate a residential day care in a private home.

Katherine Gagin was present to represent her application. She showed the board photos of the fencing she had chosen for the proposed play yard. She described it as a petite horse fence about 36 inches tall. Ms. Gagin said that she revised her site plan to add a sixth parking space and that she wanted to enlarge the fenced-in play area to encompass more flat ground on her yard by moving the front of the fence

forward four and a half feet, which would place it in front of the house's front façade. Michele Greig said she would need a variance to have any part of the outdoor recreation area extending in front of the façade of the house. After considerable discussion, the board generally agreed that the fence could extend in front of the house façade, but the designated play area could not, and that could be addressed by installing the children's garden, a footpath, or anything that prohibits the children from playing within the area that extends in front of the façade.

Ms. Gagin described her proposed sign, which would be white with blue letters and be affixed to her house. The Board requested an accurate mock-up of the sign, and requested that she incorporate all the changes discussed on an updated site plan before the public hearing is scheduled.

Red Hook Self-Storage – 19 Maizeland Road – Amended Site Plan, sketch plan

Continued discussion on an application to construct a 30 x 80 foot self-storage building on a 4.45 acre parcel on Route 9 in the TND Commercial Center Subdistrict. The parcel currently has 11 existing self-storage buildings and a single family home with a garage.

Martin Willms Sr. was present to represent his application. The Board and Mr. Willms reviewed Town of Red Hook Supervisor Sue Crane's response to the Board's request for input to Mr. Willms application, which sites his new building where a future road is planned.

In her response dated July 29, Supervisor Crane said that the Town has not yet approved the official map of what is known as the Connector Road, and is not currently involved in further development of it.

Mr. Laing said that if, in the future, the Town decided to build the connector road, they would have to purchase the land and the building from Mr. Willms. Mr. Willms replied that he was aware of that. Board members generally agreed that Mr. Willms could proceed with his application. Mr. Willms commented that it has been seven years since the road was first proposed.

The Board granted sketch endorsement to the project, and asked Mr. Willms to update his site plan to show the current zoning district boundaries, update lot coverage calculations, and include any other specific requirements as outlined in the town final site plan requirements document.

NEW BUSINESS

O'Neill-Commonfire pre-application conference regarding a lot line alteration.

Surveyor Marie Welch was present to represent the Dan O'Neil, the prospective applicant.

She said Mr. O'Neill owns three adjacent lots situated in front of the Commonfire subdivision. She explained that Mr. O'Neill would like to alter the lot lines enabling him to trade a 50 foot strip of Commonfire subdivision land that divides his lots for a 50 foot strip along the Eastern edge of his lands to allow the Commonfire subdivision to re-route its driveway, which currently runs by his house.

Ms. Welch was concerned that DEC wetlands might interfere with the placement of the new driveway. She Said ACOE wetlands might be traversed with mitigation measures, however DEC wetlands might be more prohibitive. Charlie Laing said if it could be done without impacting wetlands he viewed it as an overall improvement.

Ms. Welch said she will arrange to have the wetlands delineated before proceeding.

Daniel Shapiro and Bonnie Loopesko pre-application conference regarding special permit for tree removal.

Mr. Shapiro and Ms. Loopesko were present to discuss their desire to remove trees within 1000 feet of the Hudson River on their 23-acre property on Woods Road.

They said a large black oak tree fell on their home during a storm recently, causing severe structural damage. They hired arborist George Vengren to identify trees that may pose danger to their house and barn in order to avoid another loss. They said that Mr. Vengren visited the site and identified about 16 trees so far that he considered a potential threat to their house and barn. All the trees are within 1000 feet of the river. There are additional trees the couple plan to remove that are more than 1000 feet from the river. Mr. Laing said that for the special permit, documentation that the view shed would not be changed and sound reasoning for removing certain trees should be provided.

Mr. Shapiro and Ms. Loopesko said they are also considering making some changes to the house as they rebuild, and asked the board if there are any restrictions on what can be done.

Mr. Laing asked if there is was a conservation easement on the property. Mr. Shapiro said no.

Michele Greig said that Mr. Shapiro and Ms. Loopesko would need special permit for the tree removal and possibly another special permit for changes to the residence. She suggested they meet with the Zoning Enforcement Officer for a determination of the zoning code section 143-52 and 143-30. She also said that because the property lies in the Historic Landmark Overlay District, the board would need to consider environmental issues and animal habitats during the special permit review process.

Mr. Laing suggested that the Board visit the site. He asked Planning staff to poll board members to organize a site visit.

There being no other business before the board, Sam Harkins made a motion to adjourn. Brian Walker seconded and all members voted in favor. The meeting was adjourned at 9:10 pm.

Respectfully submitted,

Kathleen Flood
Secretary to the Board