

APPROVED
Town of Red Hook Planning Board
Meeting Minutes
August 18, 2014

CALL TO ORDER / DETERMINATION OF QUORUM

Charlie Laing called the meeting to order at 7:30pm and confirmed the agenda as published.

A quorum was determined present for the conduct of business. Members present: Sarah Gilbert, Sam Phelan, Charlie Laing and Sam Harkins. Also present was Planning Consultant Michele Greig, Planning Board Attorney Joel Sachs and Engineering Consultant Brandee Nelson.

Sam Phelan made a motion to adopt the minutes of August 4. Sarah Gilbert seconded with one correction and all members voted in favor.

Mr. Laing announced that a training program sponsored by the Dutchess County Planning Federation would be held at the Dutchess Farm and Home Center in Millbrook September 11.

The Board reviewed correspondence dated Aug. 13 from Emily Dozer of the Poughkeepsie-Dutchess County Transportation Council (PDCTC) introducing Walk Bike Dutchess, the new county-wide pedestrian and bicycle plan adopted by the PDCTC, which is intended to serve as a resource for municipalities to make walking and cycling a safer, more convenient forms of transportation. The Board agreed to keep the recommendations in mind when reviewing relevant projects.

The Board reviewed a letter from the Dutchess County Department of Public Works (DCDPW) dated July 31 addressed to Brian Kubsch, the President of Recreational Park of Red Hook, advising that the park's two driveways on Linden Avenue have not been approved and permitted by the DCDPW. The letter advised the Recreational Park to either discontinue using the driveways and restore the disturbed area or apply for a work permit from the DCDPW. Copies of the correspondence were also sent to Town Recreation Director John Kuhn, and to Steve Cole and Bob Fennell in the Town Building and Zoning Department.

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 presented a revised site plan that addressed the most recent comments from Planning Consultant Greenplan.

The Board reviewed the changes, which were the elimination of a sixth parking space and the relocation of the fence to line up with the front façade of the house. Sarah Gilbert asked what the material for the fence will be. Ms. Gagin said wood, painted white.

The board completed part two of the Environmental Assessment Form and adopted a SEQR Negative Declaration on a motion by Sam Harkins, seconded by Sam Phelan and carried unanimously. A public hearing was scheduled for September 15.

Preserve at Lakes Kill – Feller Newmark Road – Major Subdivision – preliminary plat approval

Continued discussion on application for Preliminary Subdivision Plat Approval to create 11 residential lots, one lot for the community septic system, and one open space parcel on approximately 100.45 acres in the Agricultural Business (AB) and Rural Development 3 (RD3) zoning districts.

On a motion by Sam Harkins and seconded by Sarah Gilbert, all members voted in favor to adjourn to executive session to discuss potential threats of litigation concerning the project with the Planning Board's Attorney Joel Sachs. The executive session lasted from 7:50 until 8:15 pm.

Engineer Mike Bodendorf and Attorney John Wagner were present to represent the applicant. When the meeting reconvened, Mr. Bodendorf said the applicants have addressed public comments and comments from the town consultants since their last appearance April 7. In April, updated surveys of Feller-Newmark Road were submitted, and in July revised details for a poured concrete retaining wall were submitted.

Charlie Laing asked if the proposed wall would be screened. Mr. Bodendorf said there are many options to consider. Mr. Laing asked if everything could be done within the two rod (33 feet) width of the road. Mr. Bodendorf replied yes. Brandee Nelson said that town highway specifications call for guard rails to be placed in front of retaining walls. Mr. Laing said the guardrails must be shown on the plan, as well as the fence that was originally proposed for the top of the wall.

Ms. Nelson suggested the Board view the July 11 submission showing updated surveys of Feller-Newmark Road. Mr. Bodendorf pointed out the road width on the survey and the location of the proposed retaining wall, which he said would be four feet from the edge of the road. He said a slightly larger gutter than the one that exists would be installed in front of the retaining wall.

Ms. Greig asked who would be responsible for maintaining the proposed drainage facilities. Mr. Bodendorf said that a drainage easement for the town would be prepared for the maintenance of the drainage pipe, and that the Homeowners Agreement includes maintenance of the drainage basin. Mr. Sachs asked for clarification regarding the easement. He asked if that means the applicants would be giving the town an easement that allows for water from the road to drain on to the applicant's property. Mr. Bodendorf and Mr. Wagner replied yes. Mr. Wagner said the easement would extend from the center of the road on to the applicant's property where the drainage basin is.

Mr. Laing said that the Town Engineer has not yet commented back on the applicant's latest responses to their concerns. Ms. Nelson said they would provide comments for the next meeting.

Sam Phelan commented that aesthetics and maintenance were the two key concerns regarding the retaining wall, and said he would like to see renderings of it.

Ms. Nelson asked how many trees would be removed. Mr. Bodendorf pointed out several trees on the map.

Mr. Laing said other unresolved issues include the width of the access road, whether or not it would be curbed, and adequate access for emergency vehicles. Ms. Nelson observed that while the town is moving toward making roads narrower, the state has recently adopted new regulations that require

wider roads for emergency vehicles, such as fire trucks. Michele Greig noted that the Fire Chief has not yet commented on the turnaround area. Mr. Bodendorf said the currently proposed turnaround meets most of the new fire code rules, but perhaps not the width.

Ms. Nelson said the town's engineers would want to see plans for road signage. Mr. Bodendorf displayed a graph showing where signs would be placed. He said that he revised it to put the speed limit signs first. There are existing school bus stop signs, and pedestrian signs are proposed. Ms. Gilbert asked about livestock crossing signs. Mr. Bodendorf said he thought the actual livestock crossings were farther up the road by Crestwood. He said if the Board wants, he would add livestock crossing signs. Ms. Nelson remarked that too many signs can be overwhelming.

The board and applicants also discussed mailbox aprons, school bus stops, and landscaping along the access road.

Mr. Laing concluded that there are still numerous issues to resolve. The Board generally agreed to continue discussion of the project at the Sept. 15 meeting. Mr. Sachs asked Mr. Wagner to check with the applicants to see if they would consent to extending the deadline by which the board must render their decision on preliminary approval. Mr. Wagner agreed more time may be necessary.

Ms. Grieg suggested that the Board require the applicants to provide traffic control measures that will be put in place during construction of the retaining wall and related work. Ms. Gilbert asked if the construction of the wall would be done without touching neighboring properties. Mr. Bodendorf replied that would not be difficult.

NEW BUSINESS

Chelsea Streifeneder - 49 Spring Lake Road - Certificate of Appropriateness

Presentation of application to construct a new residence in the hamlet of Upper Red Hook.

Ms. Streifeneder was present to represent her application. Mr. Laing asked if there is a structure on the lot now. Ms. Streifeneder said there is a cottage there that she currently lives in, and when the house is finished, the cottage will be demolished. She provided pictures of the proposed house and floor plan.

Mr. Laing said that the board must refer the application to the Hamlet Review Committee, who typically visit the site, review the plans and make a recommendation back to the Board. The Board asked Ms. Streifeneder to submit some additional information about the height of the house and the materials that will be used, and asked Planning staff to forward all information to the Hamlet Review Committee.

There being no further business to come before the board, Sarah Gilbert made a motion to adjourn the meeting. Sam Harkins seconded and all members voted in favor. The meeting was adjourned at 8:50 pm.

Respectfully Submitted,

Kathleen Flood
Secretary to the Board