

**APPROVED
TOWN OF RED HOOK PLANNING BOARD
MEETING MINUTES
January 5, 2015**

CALL TO ORDER / DETERMINATION OF QUORUM

Christine Kane called the meeting to order at 7:30pm and confirmed the agenda.

A quorum was determined present for the conduct of business. Members present: Chairperson Christine Kane, Charlie Laing, Sam Harkins, Sam Phelan, Sarah Gilbert and Kallie Robertson. Also present was planning consultant Michele Greig.

On a motion by Sam Harkins and seconded by Sarah Gilbert, the board unanimously adopted the minutes of Dec. 1, 2014. Ms. Gilbert then made a motion to adopt the minutes for Dec. 15. Sam Phelan seconded and all members voted in favor.

Ms. Kane announced that a copy of a Resolution had been received from the Village of Red Hook Planning Board, who acted as lead agency for the Anderson Commons project, to correct an error in the number of residential units in the project. The original document dated 7-27-11 specified 51 residential units. The resolution was amended 12-11-14 to 52 residential units.

CONTINUED PUBLIC HEARING

**Willms Revocable Trust and R&R Development of Red Hook, Inc.
Lot Line Adjustment, Site Plan**

Continued public hearing on proposed Lot Line Alteration to convey 0.10 acres from a parcel owned by Willms Revocable Trust to a parcel owned by R&R Development of Red Hook, Inc. located on Metzger Road, and site plan application to construct a single family dwelling in the TND/ Commercial Center district.

Michael Brown was present to represent the applicants. Christine Kane asked if there were any comments from the audience with regard to the project. There were none.

Ms. Kane said the application began as a site plan and a lot line adjustment, which required a variance that was obtained. In the meantime, she said, the applicant decided to subdivide the property, and a new application has been submitted for minor subdivision.

The board and applicant reviewed comments from the Michele Grieg's memo dated 1-5-15. Mr. Brown noted that the memo contained an error in the acreage of the project, which is 2.95 rather than 3.95.

Michele Greig asked Mr. Brown to make a few corrections to the EAF submitted. Sam Phelan then made a motion to adopt a draft Resolution Establishing the Planning Board as lead agency for all three actions. Sam Harkins seconded and all members voted in favor.

The board and applicant discussed the sketch plan for the subdivision that was submitted and appeared later on the agenda under new business. Ms. Greig noted that the Town of Red Hook Law requires that

Planning Board can sign the final plat. Ms. Greig also made reference to the ZBA minutes when the variance was granted wherein the applicant said they would try to plan the driveway to avoid car lights shining on the neighbor's house across the street. Mr. Brown said he would do his best to plan the driveway to accommodate the neighbor's concerns. Ms. Kane said the driveway and the neighbor's house should be shown on the final site plan, as well as the home site and the water lines.

The Board and applicant also discussed the ZBA's condition that access from the newly subdivided lot to the applicant's lot that fronts on Route 9 be blocked.

Sam Harkins made a motion to endorse the sketch plat including the subdivision. Charlie Laing seconded and all members voted in favor.

Ms. Kane said that since a new action (the subdivision) is now proposed, the review process needs to be modified. She said that all of the applications will now be consolidated, and a new public hearing will be set for lot line revision and subdivision. Ms. Greig further clarified that the site plan public hearing may remain open, but because the board did not conclude SEQRA prior to holding a public hearing for the lot line adjustment, it should be technically now be considered an informational hearing only until the new public hearing is set to include the lot line adjustment and the subdivision.

A public hearing can be held on either Feb. 2 or Mar. 2, 2015 depending on when the applicant can provide the additional information required. Mr. Harkins and Ms. Greig clarified for Mr. Brown that the Board of Health approval is not required for the public hearing.

CONTINUED PUBLIC HEARING

Patrick Murphy Accessory Apartment – 163 Hapeman Hill Road

Continued public hearing on special permit for an accessory apartment on a 3.15 acre parcel located in the RD3 zoning district.

Ms. Kane said the Murphy's have a public hearing for their variance request with the Zoning Board of Appeals Jan. 14 so the public hearing will be adjourned until the Board's Feb. 2 meeting.

OLD BUSINESS

Greig Farm Agriturismo – 160 Pitcher Lane - Site Plan and Special Permit

Continued discussion of application to establish a 14-room inn and public restaurant in an 1850s-era barn on approximately 93 acres in the AB (Agricultural Business) zoning district.

Norman Greig was present to represent his project. He has obtained three variances from the ZBA: one for 50 seats in the restaurant, one approving an inn not located on a state road, and one for two special permits on the same property. Ms. Kane noted that the approvals were not unanimous, and that the board should review the minutes of the ZBA meeting to familiarize themselves with issues that were discussed there.

Ms. Kane asked if there would be any outdoor tents. Mr. Greig said no. The Board reviewed a memo from planning consultant Ted Fink of Greenplan. In it, Mr. Fink suggested that the applicant get early input from the Board of Health. Christine Kane also suggested Mr. Greig determine how many parking spaces would be required.

Ms. Kane asked if the existing pond would be utilized for the storm water runoff plan. Mr. Greig replied no. Ms. Kane cautioned him to avoid disturbing more than 2.5 acres during construction, since that would be a Type 1 action under SEQRA.

In his memo, Mr. Fink asked for clarification on whether an addition for the barn was planned. Mr. Greig explained that there will be patios installed outside inn rooms, and the roof will be modified, but no addition is proposed.

Sam Harkins made a motion to adopt a resolution establishing the Planning Board as lead agency for an unlisted action undergoing uncoordinated review. Charlie Laing seconded and all members voted in favor.

The applicant will return at a future date.

NEW BUSINESS

Rosemarie Zengen – 7312 So. Broadway – minor subdivision

Presentation of application to subdivide a 2.96 parcel into two lots of 1.0 acres and 1.96 acres.

Ms. Kane said that this application had already been discussed under the public hearing earlier on the agenda.

OTHER BUSINESS

Pre-Application discussion - Bard Media Center

Laurie Husted and Jeff Katz from Bard College were present to discuss the potential project. Ms. Husted presented a draft sketch plan for a 40 x 40 grant funded Media Center on the campus near the intersection of Annandale and Ravine Road.

Ms. Husted, Mr. Katz and the Board discussed at length the siting of the proposed building, and incorporating it into the Bard College master plan.

Michelle Greig noted that the site is in a Scenic Corridor Overlay District, which requires double setbacks. As an alternative, she said, citing section 143-48 of the Zoning Code, substantial year-round screening could be incorporated into the plan. Ms. Husted said she felt it would be difficult to meet the double setback requirements. Mr. Phelan suggested they look into buffers and landscaping as a mitigating factor. The Board suggested that some visual renderings of the building and the site would be helpful with a submission.

Pre-Application discussion - Recreational Park of Red Hook

Brian Kubsch, president of the park's board, was present to discuss the potential project. Mr. Kubsch said an entryway being used to the park is not a legal driveway, and they want to add another driveway leading to a grassy area where park members are parking. The Board generally agreed that the facility already has more than adequate parking to the side and rear. Ms. Grieg added that the Zoning Ordinance does not allow for parking in front of a building or facility. Parking must be on the side or the rear of the buildings. The Board suggested that the facility consider providing an entrance to the park from the established parking lot in the rear of the facility. Mr. Kubsch asked if such changes would require board approval. The board generally agreed that they would not require Board approval.

Before adjourning, the Board discussed recruiting alternates to the Board, and reducing paper use by starting to use Dropbox, an online storage and file sharing site.

ADJOURNMENT

There being no further business to come before the board, Charlie Laing made a motion to adjourn. Kallie Robertson seconded and all members voted in favor.

Respectfully Submitted

Kathleen Flood

Kathleen Flood
Secretary to the Board

617.6
State Environmental Quality Review (SEQR)
Resolution Establishing Lead Agency
Unlisted Action Undergoing Uncoordinated Review

Name of Action: Greig Farm Agriturismo

Whereas, the Town of Red Hook Planning Board is considering action on a proposed Site Plan/Special Use Permit application by Robert Greig for a ± 93 acre parcel of land located at 221 Pitcher Lane, Town of Red Hook, Dutchess County, New York, and

Whereas, an Environmental Assessment Form (EAF) dated 4 September 2014 was submitted at the time of application, and

Whereas, after comparing the thresholds contained in 6 NYCRR 617.4 and 5, the Planning Board has determined that the proposed project is an Unlisted action, and

Whereas, the Planning Board has determined that the proposed project is within an agricultural district and, therefore, the requirements of 6 NYCRR 617.6(a)(6) apply, and

Whereas, after examining the EAF, the Planning Board has determined that there are other involved and/or federal agencies on this matter.

Now Therefore Be It Resolved, that the Planning Board hereby declares itself Lead Agency for the review of this action.

Be It Further Resolved, that a Determination of Significance will be made at such time as all information has been received by the Planning Board to enable it to determine whether the action will or will not have a significant effect on the environment.

On a motion by **SAM HARKINS**, seconded by **CHARLIE LAING** and a vote of **CHRISTINE KANE, CHARLIE LAING, SAM HARKINS, SAM PHELAN,**

SARAH GILBERT AND KALLIE ROBERTS for, and **NONE** against, and
BRIAN WALKER absent, this resolution was adopted on **JANUARY 5, 2015**.