

**APPROVED
RED HOOK PLANNING BOARD
MEETING MINUTES
MAY 4, 2015**

CALL TO ORDER / DETERMINATION OF QUORUM

Christine Kane called the meeting to order at 7:35pm. A quorum was determined present for the conduct of business. Members present: Chairperson Christine Kane, Charlie Laing, Kallie Robertson, Sarah Gilbert, Sam Phelan and Sam Harkins. Brian Walker was absent. Also present were Planning Board attorney Joel Sachs, engineering consultant Brandee Nelson and planning consultant Michele Greig.

Ms. Kane confirmed the agenda as published. Charlie Laing made a motion to adopt the minutes of April 20. Sam Harkins seconded and all members voted in favor.

Ms. Kane announced that a program entitled Land Use Planning for Solar Energy is being offered June 10 at the Dutchess County Cooperative Extension.

PUBLIC HEARING

Willms Revocable Trust and R&R Development of Red Hook, Inc. – Lot Line Alteration, Subdivision, and site plan

Conclusion of Informational Public Hearing and opening of formal Public Hearing for proposals to subdivide a ± 1 acre lot from an existing ± 2.95 acre parcel located in the TND Commercial Center Zoning District in conjunction with a proposed lot line alteration to convey ± 0.10 acres of land from the adjacent Willms' parcel to the R & R Development parcel for the purpose of providing the latter with frontage on Metzger Road, and a Site Plan application for a proposed single family residence on the new 1 acre lot.

Michael Brown was present to represent the applicants. He described the project. Ms. Kane read the Public Hearing announcement and asked if there were any questions or comments from the public.

Martin Willms asked if the applicant would consider screening between his driveway and the applicants. Mr. Brown agreed. Glen Coon, an adjacent neighbor, asked if the applicant would remove some dead trees that are threatening their property. Mr. Brown said that the reason they have not been removed is due to the cost of the removal, which must be done by a licensed and insured professional, and the limited access to the site. Mr. Coon said trucks could go over his property to do the job. Mr. Brown said that when the lot was cleared, he could probably provide access through the applicant's property, and agreed to discuss it with the applicant.

Mr. and Mrs. Coon asked what the use of the new construction would be. Mr. Brown said it would be a residence. Mr. and Mrs. Coon asked if it would be used for a business. Mr. Brown replied absolutely not. The Coons' said the property was currently zoned commercial. Mr. Brown replied that after the subdivision, the proposed residence would be in the Residential zoning district.

Michele Greig asked if a driveway permit had been obtained. Mr. Brown said the driveway was existing. Ms. Grieg suggested obtaining a copy of the driveway permit, or obtaining a new one. Either way, she said, the town Highway Superintendent should inspect the curb cut and site distance.

Ms. Kane read an email to the Planning Department from Fire Chief Rich Hilbrandt saying he had reviewed the plans and has no issues with access for emergency vehicles. She also noted that the Dutchess County Planning Department responded that the project is a matter of local concern.

The Board reviewed with Mr. Brown items that need to be included on the site plan before it can be approved. Charlie Laing asked if the applicant would consider some other type of screening or fencing along the subdivision line other than Hemlock trees. Mr. Brown agreed to find a more suitable tree or consider a fence.

Ms. Kane asked if there were any other questions from the audience. There were none. Sam Harkins made a motion to close all open public hearings on the project. Kallie Robertson seconded and all members voted in favor.

Mr. Brown said that as soon as the site plan revisions were completed, he would submit it to the board for consideration of final approval.

Hoffman Residential Development – 19, 25 and 45 Old Farm Rd. – Major Subdivision, Preliminary Plat and Site Plan

Continued discussion of preliminary subdivision plat and site plan to create 102 residential units on approximately 52 acres of land of which approximately 50 will be developed as a Traditional Residential Neighborhood in the TND (Traditional Neighborhood District - Residential) zoning district.

Richard Rang, Rod Morrison and Giovanni Palladino were present to represent the applicant.

Mr. Rang gave an overview of the eight proposed phases of construction, and discussed the proposed soccer field which would be built over the septic fields at the southern end of the development. The board noted the lack of parking that would be available, especially if it were open to the public. Rod Morrison said parking could not be allowed on the grass near the field because of the infrastructure beneath it, and parking would have to be along the road leading to the field.

Mr. Palladino showed numerous samples of proposed building materials, including siding and composite deck and railing materials, shingles, stone and brick options, and colors. Sam Phelan asked if any natural materials would be used. Mr. Palladino replied that the only natural materials option offered would be cedar shake with a natural stain.

Ms. Kane asked about the width of the clapboard-style fiber cement board siding. Mr. Palladino said it would be a smooth finish and either 5 ½" or 3" exposure depending on the style and architecture—for example, houses would have 5 ½" exposure except for some smaller areas where 3" exposure might be used, and some cottages might have 3" exposure since they are smaller buildings. He said he was partial to a new fiber cement siding product manufactured by Boral that has a smooth finish and is superior to Hardie Board.

Michele Greig suggested that they submit a list of materials, specifying the details Mr. Palladino had just enumerated. Ms. Kane agreed, saying that the building department would need such a resource. She asked about the roof material. Mr. Palladino said the roofs would be 30-year architectural shingles with a limited range of color options.

Ms. Kane asked if the driveways would be concrete. Mr. Rang replied that all driveways and laneways would be porous pavement, maintained by the Homeowners Association.

Ms. Grieg asked if a specific color palette would be offered or whether the applicant would specify that no florescent or garish colors would be used.

Sam Phelan said he felt overwhelmed by the number of possible siding and trim products and said he would like to it to be narrowed down. Sam Harkins agreed, saying parameters were needed. Kallie Robertson suggested approaching the matter by specifying what colors or materials would not meet the Board's approval. Ms. Grieg asked if the applicants could give to the board the same options package they would present to prospective home buyers. The applicants said that would not be feasible at this point.

Ms. Kane asked how the applicants would control the streetscape so that there were not several of the same homes in a row. Mr. Palladino replied that typically the developer's architect will try to steer the potential buyer as they make choices. He added however that there is historic precedent for rows of same style homes, and at times it can have an aesthetically pleasing effect.

Ms. Grieg asked if they would be able to specify the exact materials and colors to be used for the mail kiosk building and the community center. Mr. Palladino said they would.

Ms. Kane asked about the corner lots facing Old Farm Road, and what types of homes they would be limited to. Mr. Rang showed some new home plans that the applicants felt would be suitable for corner lots. Ms. Greig said she felt unit E with a wraparound porch is the most appropriate choice for the corner lots. Considerable discussion followed concerning the aesthetics involved on the lots facing Old Farm Road.

The discussion segued to garages, and what the options are. Ms. Greig asked that the plans clarify that the garage options include attached, detached, two car, one car or no garage.

The width of driveways was discussed at length. Some Board members felt that wide driveways look too suburban and discourage pedestrians. Others thought wider driveways are not distasteful, and prevent drivers from having to back out of their driveways, which poses a threat to pedestrians.

Mr. Rang said that the Zoning Code does not limit the width of a driveway.

Due to the nature of the project, in which buyers choose their individual home and various options, and with the illustrations constantly changing due to all the possibilities and options, compounded with the applicant's desire for flexibility and market control, a feeling of confusion and frustration emerged among Board Members.

Ms Kane said she felt that the Board may need to define what can happen on certain lots. She asked the applicants to come up with a plan that reflects what they want, and together the applicant and board could take it from there. She said she felt the curb cuts as proposed are excessive, which is not favorable to pedestrian access. Ms. Greig agreed that clearly defined parameters should be presented. Ms. Gilbert also agreed, saying she would like to see scenarios, and work toward compromise.

Ms. Kane said that more specificity and details will be needed before a public hearing can be held.

The board instructed the planning board secretary to send the recreation amenities plan to the Conservation Advisory Council, the Trail Committee and the Recreation committee for review.

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 AB (Agricultural Business) and RD3 (Rural Development 3) zoning districts.

Sam Harkins made a motion that the board adjourn to executive session to discuss pending litigation on the preliminary subdivision plat approval. Sarah Gilbert seconded and all members voted in favor. The board went into executive session approximately 10:10 pm. AT 10:25, Kallie Robertson made a motion that the board adjourn from executive session. Sam Harkins seconded and all members voted in favor.

Ms. Kane read a letter from the NYS Department of Transportation dated 4-14-15 in which the Town's request for a 25 MPH speed limit from 349-375 Feller Newmark Road at the site of the proposed Preserve at Lakeskill project was denied. She said that this issue will be significant when the applicants return to the Board seeking final approval.

There being no other business to come before the board, Mr. Harkins made a motion to adjourn. Sam Phelan seconded and all members voted in favor. The meeting was adjourned at 10:30 pm.

Respectfully submitted

Kathleen Flood
Secretary