

**APPROVED
RED HOOK PLANNING BOARD
MEETING MINUTES
June 1, 2015**

CALL TO ORDER / DETERMINATION OF QUORUM

Christine Kane called the meeting to order at 7:35 and confirmed the agenda as published. A quorum was determined present for the conduct of business. Members present: Chairperson Christine Kane, Charlie Laing, Kallie Robertson, Brian Williams, Sarah Gilbert and Sam Phelan. Sam Harkins was absent.

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

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 Grieg was present to represent his project. Ms. Kane acknowledged that Mr. Grieg had obtained two of the three variances he had requested. Mr. Grieg said the plans would remain the same, even though the restaurant can only have 30 seats.

The board reviewed a Greenplan memo dated 5-29-15, outlining requirements for an updated site plan. Ms. Kane asked if the existing footings on the barn would meet code for an inn. Mr. Grieg replied that they would pour a cement floor on the inside of the building, but the footprint on the barn building would not change. He assured the Board that the building would be brought up to code.

Sam Phelan asked what, if any, changes there would be regarding the existing buildings on the parcel. Mr. Grieg replied that he would turn the greenhouse 90 degrees.

Mr. Phelan asked about parking. Mr. Greig said that since the restaurant will have 14 rooms and the restaurant is not permitted more than 30 seats, not much additional parking would be necessary.

Requirements for lighting, signs and landscaping were discussed. The Board agreed to visit the site at 7pm Thursday June 11. Mr. Grieg agreed to update the site plan and return before the board at a future date.

Willms Revocable Trust and R&R Development of Red Hook, Inc. 7312 South Broadway and 30 Metzger Road – Lot Line Alteration, Site Plan, Minor Subdivision

Continued discussion regarding proposed lot line alteration, site plan and subdivision application in the TND Commercial district.

Planning consultant Michele Greig joined the meeting. Michael Brown was present to represent the applicants. The Board and Mr. Brown reviewed an updated site plan and final plat, and corresponding memos from the town's engineering consultant and planning consultant.

The Board formally agreed to waive the 18-foot maximum set back requirement on a motion by Charlie Laing, seconded by Kallie Robertson and carried unanimously.

Ms. Kane asked what the residence would be sided with. Mr. Brown replied most likely vinyl. Ms. Kane noted that in the Traditional Neighborhood District (TND) only natural materials and hardie board were allowed. The board reviewed the zoning code that pertains to buildings in the TND. Mr. Brown maintained that hardie board is a poor siding material, and natural materials tend to cost more.

The Board requested the applicant to revise the Site Plan and Final Plat to reflect the comments regarding plat revisions in the Greenplan memo dated 6-1-15. Specifically emphasized were an alternative to Hemlock trees as a barrier between the two newly created lots and showing the location of the Levy home across the street to determine whether the proposed curve in the driveway will minimize the impact of auto headlights on the Levy home. The Board also instructed the applicant to comply with requests from the Highway Superintendent dated 5-29-15 regarding cleaning off the driveway apron so it can be inspected and improving the site distance by trimming or removing trees.

Mr. Brown agreed to present updated maps at a future board meeting.

NEW BUSINESS

Roger and Laurie Husted – Norton Road, lot 5 in Seven Pines Subdivision – building envelope and driveway relocation.

Presentation of application to amend the building envelope and driveway locations.

Roger and Laurie Husted were present to represent their project. They requested that the board approve a change in the building envelope and the driveway access. Mr. Husted said that the proposed driveway would traverse a meadow rather than woods and a stream. He said that Winnakee Land Trust, who has an easement on the property, agreed that the proposed driveway would be a better location.

Regarding the building envelope, Mr. Husted said that the proposed site is flatter, making it a better site for a building, and that the envelope itself would be smaller.

The Husteds provided the board with a copy of a letter from Winnakee Land Trust in support of the proposed changes.

Sam Phelan asked if the proposed solar array could be seen from the roadway. Ms. Husted showed the board photo renderings that were provided by the solar company, and the board generally agreed that the placement of the solar array would be acceptable.

The board generally agreed that the project remains consistent with the original Negative Declaration for the subdivision, and reviewed a draft resolution granting approval. Sarah Gilbert made a motion that the board adopt the resolution with revisions. Sam Phelan seconded and all members voted in favor.

Shafer's Hudson Valley – 8053 Albany Post Road – Site Plan

Presentation of application to expand the existing 10-room Gaslight Motel into a 16-room Motel, on 5.992 acre parcel, of which 2.3 acres are located within the B1 Zoning District and the remaining 3.6 acres are located within the RD3 District.

Vanessa and Dan Shafer and engineer Martin Willms were present. Ms. Shafer gave an overview of the site plan and she and Mr. Willms answered questions from Board members.

The board and applicants reviewed comments dated 6-1-15 from Greenplan. Ms. Grieg advised the applicants to seek approvals from the Department of Environmental Conservation (DEC) before moving forward with their plan. She said the DEC is quite stringent in their regulations regarding buffer zones, and they might not allow the amount of encroachment on those zones proposed. She suggested that the Board refrain from granting sketch plan approval until the applicants meet with the DEC.

Ms. Kane noted that the project requires a special permit as well as site plan review. Ms. Shafer noted that on the application.

Ms. Shafer provided the board with an amended EAF according to the Greenplan memo.

The applicants agreed to return after meeting with the DEC.

OTHER BUSINESS

Preserve At Lakeskill – request for extension of deadline to file for final approval.

Ms. Kane said that the Article 78 proceedings by the project have been withdrawn since the Board changed the wording in the preliminary approval resolution requiring the applicants to obtain approvals for lowering the speed limit on Feller-Newmark Road.

She said the applicants have requested a 90-day extension on their preliminary approval. Charlie Laing made a motion to grant the extension. Brian Williams seconded and all members voted in favor.

Trail Planning Steering Committee – request for Planning Board representative.

Ms. Kane said that the Trails Plan Steering Committee has requested Planning Board representation on their committee. Sarah Gilbert volunteered to represent the Board.

Upper Route 9G Corridor Management Plan – request for Planning Board participation.

Ms. Kane said the Poughkeepsie-Dutchess County Transportation Council (PDCTC) and the Metropolitan Planning Organization (MPO) for Dutchess County is competing a Corridor Management Plan for West Kerley Corners Road in Tivoli to NYS Route 199 in Red Hook, Annandale Road through Bard College and Broadway through Tivoli. She said the planners are seeking input from Planning and Zoning Board members at a stakeholder’s interview on June 9 at the town hall. Sarah Gilbert and Christine Kane said they would attend.

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. The meeting ended at 9:10 pm.

Respectfully submitted


Kathleen Flood
Secretary

**Resolution Granting Approval of Husted Building Envelope Revision to
Lot 5 of Filed Subdivision Plat No. 12032A**

Name of Project: Husted Building Envelope Revision

Name of Applicant: Roger and Laurie Husted

Whereas, the applicant has submitted an application to revise the location of a building envelope on Lot 5 of filed Subdivision Plat No. 12032A (Tax Map Parcel No. 134889-6272-00-854082-0000) located in the RD3 Zoning District on Norton Road, Town of Red Hook, Dutchess County, New York; and

Whereas, the applicant has submitted a Map Amendment No. 2 Plan prepared by Mark R. Graminski PE LS PC dated May 21, 2015; and

Whereas, approval of the revised location of the building envelope will not have a significant adverse impact on the environment greater than that which was initially reviewed for the 7 Pines Subdivision (Plat No. 12032) pursuant to SEQR, resulting in the issuance of a Negative Declaration by the Town of Red Hook Planning Board on February 27, 2006; and

Whereas, on May 2, 2013, Town Highway Superintendent reviewed the proposed driveway location and approved the location of the proposed driveway; and

Whereas, § 120-39 of the Town Code authorizes the Planning Board to approve in writing modifications to an approved plat; and

Whereas, the Planning Board determined that the proposed action will not create a need for recreational land and facilities, and therefore does not require the applicant to make a recreational fee payment; and

Whereas, the Planning Board has deliberated on the application and all matters before it.

NOW THEREFORE BE IT RESOLVED, that the Planning Board hereby approves the Building Envelope Revision to Lot 5 of filed Subdivision Plat No. 12032A in accordance with the plans and specifications heretofore submitted upon the following conditions:

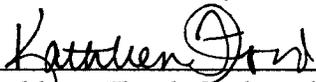
1. The following conditions shall be fulfilled prior to the signing of the Subdivision Plat by the Planning Board Chairwoman:
 - (a) Payment to the Town of Red Hook of any outstanding fees due and owing for the review of this application.
 - (b) Submit a letter from Winnakee Land Trust confirming that the conservation easement permits the proposed location of the sewage disposal system outside of the building envelope.

- (c) Revise the plat to delete the old building envelope.
 - (d) A note shall be added to the plat that prohibits the removal of Shagbark hickory trees with a diameter at breast height of 12 inches or larger.
 - (e) A note shall be added to the plat that the property lies adjacent to the Old Rhinebeck Aerodrome and that aeronautical and related museum activities may occur on that property, including but not limited to activities that cause loud noise, increased traffic, and possibly hazardous debris from the sky.
 - (f) Submission of Subdivision Plat drawings for stamping and signing in the number and form specified under the Town's Land Subdivision Regulations, including all required P.E. and L.S. stamps and signatures.
2. The applicant shall continue to comply with all conditions imposed by any of the outside agencies in their permits.

On a motion by **SARAH GILBERT**, seconded by **SAM PHELAN**, and a vote of **CHRISTINE KANE, CHARLIE LAING, KALLIE ROBERTSON, BRIAN WALKER, SARAH GILBERT AND SAM PHELAN** for, **NONE** against, and **SAM HARKINS** absent, this

Resolution declared **ADOPTED** on **JUNE 1, 2015**.

Resolution Certified, Filed with the Town Clerk and Mailed to the Applicant



Kathleen Flood, Clerk to the Board

6-2-15
Date