

**APPROVED
RED HOOK PLANNING BOARD
MEETING MINUTES
July 6, 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 Walker, Sarah Gilbert and Sam Harkins. Sam Phelan was absent. Also present was Planning Consultant Michele Greig, Attorney Joel Sachs, and Engineering Consultant Brandee Nelson.

Sam Harkins made a motion to adopt the minutes of June 15. Sarah Gilbert seconded and all members voted in favor.

Ms. Kane announced that registration is still open for the New York Planning Federation and Association of Towns' annual summer training series, with some programs being held in Dutchess County.

PUBLIC HEARING

Ruge's Automotive – 7293 South Broadway – Site Plan

Public Hearing on application to construct a 6,000 sq. ft. addition to an existing business in the TND-CC Zoning District.

Mark Graminski and Scott Hutchins were present to represent the applicant. Christine Kane read the Public Hearing announcement published in the Poughkeepsie Journal and Kingston Freeman.

Mr. Graminski gave an overview of the project. He noted that the project had been approved by the Board in 2009 but never constructed.

Ms. Kane asked if there were any questions from the public. There were none.

Ms. Kane said that comments had been received from the Dutchess County Department of Planning and Development (DCDPD). She asked John Clarke, Development and Design Coordinator for the DCDPD, who was in attendance, to summarize the Department's comments.

Mr. Clarke said that since 2009 the zoning in the district has changed to Traditional Neighborhood District, Commercial Center (TND-CC). He said the subject parcel is an important corner lot at the central intersection of the TND-CC. Because of the parcel's key location, he said, the Planning Board should make sure that the site plan approval for any building expansion address the purposes and standards of the TND-CC zoning district, which is a pedestrian-oriented, mixed use pattern.

Mr. Clarke acknowledged that the current auto parts business there is a non-conforming use, which is allowed up to 50% expansion. He made reference, however, to the TND-CC illustrative plan which shows a critical street right of way behind the subject building designed to connect to the five

businesses to the north and build a block system for future development of the vacant rear properties, which are also owned by the applicant.

Mr. Clark said the most objectionable part of the plan is the large parking lot in the front of the building, which is not permitted in TND-CC standards. He suggested that the applicant consider expanding the building in the front, creating an attractive, shopfront-type addition closer to the sidewalk and consistent with the code. He encouraged the board to request that the applicant provide a conceptual plan to address potential future development of their parcel(s) that is consistent with the district plan. He also offered to meet with the applicants to discuss design options.

Mr. Hutchins said that he would have to restructure the entire inside of the building in order to put the addition on the front, as Mr. Clarke suggested. He said the cost involved would be significantly higher. He also said that the business needs the existing parking area for its employees and fleet of vehicles.

The applicants and Board members discussed various suggestions and opportunities. Ms. Kane noted that the town engineer has approved the project's lighting plan.

In concluding, Ms. Kane said that the DCDPD's recommendation to the Board is to not approve the site plan until the applicant submits an alternative plan that addresses ways to make the site more consistent with the TND-CC purposes and standards. She said that if the board acts contrary to the DCDPD recommendation, the law requires that it do so by a majority plus one of the full membership of the board, and that it notify the DCDPD of the reasons for its decision. In light of that, Ms. Kane confirmed that it was the consensus of the board that the applicants to consider the approach recommended by the DCDPD or propose another design that would be more in keeping with the intent of the TND-CC district. She said that the Board would be willing to work with the applicant. Mr. Graminski asked for an informal meeting with Mr. Clarke and Board members. Mr. Clarke and the Board agreed that would be the best way to proceed.

Ms. Kane indicated that the public hearing will be continued until August 17 to keep the project moving forward. Mr. Graminski said he would plan to return at the August 17 meeting with an alternative site plan.

PUBLIC HEARING

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

Public Hearing on Sketch Plat/Plan for preliminary subdivision plat and site plan approval 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, and accompanying zoning incentive plan.

Project Manager Richard Rang, Engineer Rod Morrison, Traffic Consultant Phillip Grealy and Architect Giovanni Palladino were present to represent the applicants.

Christine Kane read the Public Hearing announcement published in the Poughkeepsie Journal and the Kingston Freeman. Mr. Rang gave an overview of the project and its history. Mr. Grealy described the traffic studies that have been conducted for the project.

Mr. Morrison followed with a presentation on the project engineering, including storm water management, utilities, ecological issues, septic and water systems, and site design. He noted that the storm water management practices would put most of the runoff water back into the ground. He discussed the parks and public areas incorporated into the project.

Mr. Palladino made a presentation on the architecture of the project and gave an overview of the types of housing units that are proposed, and the associated philosophy of the nature of the Traditional Neighborhood District and how it differs from a suburban neighborhood. He showed samples of building materials and color options.

Ms. Kane asked for comments from the public. Cathy Stoppenbach, 96 Rokeby Road, asked for clarification on figures in the project's Environmental Assessment Form regarding water use and water treated. Mr. Morrison acknowledged that the calculations are confusing, but that the Dutchess County Department of Health required the applicants to install water supply and treatment systems designed to handle far more than they will use. Mr. Rang added that the system is overbuilt so that a portion of it will be at rest at any given time, enhancing the overall performance of the system.

Ms. Kane said that the Board had received comments from the DCDPD, and asked Mr. Clarke to summarize. Mr. Clarke said that the project is consistent with the TND plan and code. He said that the 33 incentive homes the project has applied for will generate \$660,000.00 that the town will use to purchase and protect valuable farm land in Red Hook. He praised the efforts of the Planning Board and the applicants for their diligence, describing it as an exemplary project that could serve as a model for the region.

Gerry Gaumer, 49 Pommelay Lane, asked who the target audience for homebuyers are. Mr. Rang said the floorplans are designed to integrate all demographics of the community. Ms. Kane added that recent trends indicate less interest in large houses on large parcels of property and more interest in smaller homes on smaller parcels that are close to community services.

Mr. Gaumer asked if the town would have to maintain the roads in the project. Ms. Kane said the main roads would be dedicated town roads because the project includes a subdivision application which requires lot frontage on town roads. The town requires that such roads be constructed to the town's highway specifications. She said the alley-ways and sidewalks would be maintained by the Homeowners Association.

John Odendahl, 76 Cambridge Heights, asked how many roads would serve the project. Mr. Grealy said there are three entrances to the project. He described the traffic control and traffic calming methods that will be incorporated. Mr. Odendahl remarked that significant traffic jams occur at Route 9 and Old Farm Road when the Lyceum Theatre movies let out.

Charlie Laing asked if a traffic signal was warranted at Old Farm Road and Route 9. Mr. Grealy said it will eventually be warranted, but it is not warranted presently. He said the intersection at Amherst and Firehouse Lane will also be warranted in the future. He said the state Department of Transportation makes all decisions regarding traffic signals.

Mr. Odendahl asked about the control of construction traffic once the proposed project gets underway. Mr. Grealy said a matrix of traffic plans will be created, and construction hours are typically limited.

Frank Stoppenbach, 96 Rokeby Road, asked what the unnamed tributary referred to in the project's SEQR documents was. Mr. Morrison indicated on the plans where the stream is.

Diana Ferris, 10 Gleneden Drive, stated that she is very much in favor of the project.

Betty Valente, 60 Old Farm Road, asked if the traffic consultants had considered that many families have two cars. She also asked if other traffic, such as delivery trucks, had been considered. She said it is often difficult to exit Old Farm Road on to Route 9. Mr. Grealy responded yes, but the highest traffic periods are given the most consideration. Ms. Valente remarked that the TND is described as a "walkable community" but it's very difficult and often dangerous for pedestrians to cross Route 9 at Old Farm Road. Mr. Grealy concurred. He said that developers and towns cannot simply install a traffic light; the DOT must approve them.

Sarah Imboden, representing the Conservation Advisory Council, commended the Planning Board and the applicants for their due diligence with the proposed project. She asked if, since the Homeowners Association will maintain the project's parks and trails, a partnership with the town will be established to address potential concerns about such issues as public access and pesticide use.

She asked about the proximity of the septic field to the wetlands. Mr. Morrison indicated on the plat that the septic field would be well away from the wetlands.

Referring to the Town having recently changed the maximum size of cottages at the request of the applicants, she asked what percentage of the homes would be cottages. She also asked if small one story cottages would be offered, and how the developers would handle overwhelming requests for cottages. Mr. Rang answered that a minimum of 20 cottages are required, but if the demand for cottage homes is greater, they will build more cottage homes. Ms. Kane added that the options available to buyers would insure that although the cottages may all have the same floor plan, on the exterior they would all look different.

Ms. Imboden asked if there was any way that the plans could be displayed on the town website. Ms. Kane agreed that was a good suggestion and that the Board would look into it.

Linda Gaumer, 49 Pommelay Lane, asked if there were any above ground septic features. Mr. Rang said there were not. Ms. Gaumer asked if all recreational areas would be open to the general public. Mr. Rang said only some would be. He said the general public would be welcome to the walking trails and some use of the proposed soccer field. Ms. Gaumer asked if and how she could ensure that some sort of screening or barriers be provided to prevent trespassing on their property to the south west of the development, beyond the proposed walking trails that would be open to the public. Ms. Kane suggested that Ms. Gaumer submit her request(s) in writing to the board, and the Board would insure that they were considered as review of the project continues. She added that the Gaumers are also welcome to attend future meetings when the project is on the agenda to monitor the progress. Mr. Gaumer asked how they and other neighboring homeowners would be protected from potential construction noise and dust, and effects on their views. Ms. Kane said the project has not yet been approved, and those issues would be considered if the project is approved.

Cathy Stoppenbach asked about school buses. Ms. Kane said the school district was consulted and the response was that the projected school population growth could be adequately absorbed by the district. She said school bus stops would be determined according to where students live.

Frank Stoppenbach asked how long it would take to construct the proposed project. Mr. Rang said the eight phases could be constructed over approximately 6 years or less. Mr. Stoppenbach asked about resident parking. Mr. Kane said that residents would park in their alleys or driveways, and street parking would be available for visitors as well.

Ms. Valente asked where the townhomes would be. Mr. Morrison indicated their location on the maps. Ms. Valente asked how close the homes were to the road. Mr. Morrison said from 2 to 18 feet. Ms. Kane clarified that property lines begin beyond the sidewalk and tree lawn, which is about 12 feet from the edge of the pavement.

Mr. Grealy said it is expected that a traffic light will eventually be installed at Old Farm Road and Route 9, because it would be required if a pedestrian crosswalk were installed, and a pedestrian crosswalk would be imperative. He said it would occur in stages. Ms. Valente asked why Red Hook does not have pedestrian crosswalks across Route 9 similar to Rhinebeck. Mr. Grealy said the speed limit would have to be lowered before crosswalks could be installed.

Ms. Kane thanked the public for their comments, and noted that comments on the project were received from Michael Cole via email, which would be entered into the record and project file. She asked the board if they would like to extend the public hearing to the next meeting, July 20. The board agreed.

OLD BUSINESS

Jaeger Haus – 5084 Route 9G – Site Plan

Continued discussion of application to establish a restaurant / beer garden with related improvements in the Commercial Zoning District.

Project engineer Dan Wheeler was present to represent the applicants. He said that the Department of Public Works is currently reviewing the site distance on West Kerley Corners Road where the applicants want to direct traffic exiting the restaurant, and the Department of Health is reviewing the septic system.

Ms. Kane said the Board will require that the applicants apply for a special permit in addition to site plan, since there is no known special permit for the parcel, although it has been a restaurant for many years.

Ms. Kane asked Mr. Wheeler to check the square footage of the restaurant and beer garden on the site plan because the drawing and square footage indicated didn't seem to match. She also asked that the applicants provide proof that the residence on the site was occupied within the last 18 months.

Sam Harkins made a motion to adopt a resolution classifying the proposed project as a Type II Action, and that no further review under SEQRA is required. Kallie Robertson seconded and all members voted in favor.

The board agreed to schedule a public hearing for the project July 20 provided that an updated site plan was submitted by the July 10 deadline. The board assigned Michele Grieg to review any new

submissions to be sure they meet the town's requirements. If Ms. Grieg determines all is in order then the plans can be sent to DCDPD for review.

OTHER BUSINESS

Christine Kane said that a request for an extension of final approval for the Catlin minor subdivision had been received. She said the applicants are waiting for the final signature from the Board of Health. Brian Walker made a motion to grant a 90 day extension. Sam Harkins seconded and all members voted in favor.

Charlie Laing reported that the Inter-municipal Task Force is interested in revising the regulations for flag lots. He provided copies of the existing regulations which prohibit flag lots only if there is a negative impact on the environment. He provided a draft of revisions for the Board's consideration. Sam Harkins said the Town Board would be the deciders of whether to move forward with changes. Ms. Kane said her biggest concern with flag lots are the common driveways that are often associated with them, which often turns eventually into two driveways due to disputes in maintaining them.

Board members agreed to review the draft revisions and continue the discussion at the August 3 meeting.

Ms. Kane announced that Sarah Gilbert will be leaving the board due to her decision to move from Red Hook to be closer to her family. She and the rest of the Board thanked Ms. Gilbert for her service.

There being no further business to come before the board, Charlie Laing made a motion to adjourn. Sarah Gilbert seconded and all members voted in favor. The meeting was adjourned at 10:05.

Respectfully Submitted,



Kathleen Flood
Secretary

617.6
State Environmental Quality Review (SEQR)
Resolution
Classifying the Proposed Project as a Type II Action

Name of Action: Jaeger Haus Restaurant Remodeling

Whereas, the applicant proposes to construct a $\pm 1,400$ square foot addition to an existing restaurant located on Route 9G in the RD3 Zoning District in the Town of Red Hook, Dutchess County, New York, and

Whereas, an Environmental Assessment Form (EAF) dated June 5, 2015 has been prepared for the proposed action, and

Whereas, after comparing the thresholds contained in 6 NYCRR 617.4 and 5, the Planning Board has determined that the proposed project is a Type II Action that meets the thresholds found in 6 NYCRR 617.5(c)(7) and, therefore, SEQR does not apply.

Now Therefore Be It Resolved, that the Planning Board hereby classifies the proposed project as a Type II action and declares that no further review under SEQR is required.

On a motion by **SAM HARKINS**, seconded by **KALLIE ROBERTSON**, and a vote of **CHRISTINE KANE, CHARLIE LAING, KALLIE ROBERTSON, BRIAN WALKER, SARAH GILBERT AND SAM HARKINS** for, and **NONE** against, and **SAM PHELAN** absent, this resolution was adopted on **JULY 6, 2015**.