

**APPROVED  
RED HOOK PLANNING BOARD  
MEETING MINUTES  
July 20, 2015**

**CALL TO ORDER / DETERMINATION OF QUORUM**

Christine Kane called the meeting to order at 7:50 pm and confirmed the agenda as published. A quorum was determined present for the conduct of business. Members present: Chairperson Christine Kane, Kallie Robertson, Brian Walker and Sam Harkins. Sam Phelan and Charlie Laing were 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 July 6. Kallie Robertson seconded and all members voted in favor.

**PUBLIC HEARING**

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

Continued 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 related zoning incentive plan.

Project Manager Richard Rand and Engineer Rod Morrison were present to represent the applicants. Christine Kane asked Mr. Rang to give an abridged overview of the project for people who had not attended the opening of the Public Hearing July 6.

Ms. Kane opened the floor to questions. Steve and Diana Huepler of Jefferson Road said they were concerned that the project proposes to tie into a town storm water discharge line that terminates at the edge of their property. Mr. Huepler said he already has a water problem on his land with the discharge from the town line.

Ms. Kane asked Mr. Morrison to respond. Mr. Morrison said that the project's storm water management system is tied into the town line for overflow purposes only, even though calculations do not necessitate it, except in the possibility of a 100-year storm. He said the project would not increase the runoff that the Hueplers are currently experiencing from the town line.

Ms. Kane added that storm water management regulations in New York State have changed significantly, with projects now required to manage water on their own lands rather than draining water off their site onto other lands. She said the project utilizes porous pavement, particularly in the alleyways, and infiltration basins designed to drain back under the site.

Mr. Morrison added that the water catch basins shown on the streets lead to underground infiltration basins that send water back into the ground under the project.

Mr. Huepler said he was still not satisfied that it would not overflow. Ms. Kane said she understood the Huepler's concern, and said the town's engineer would work with the project developers to explore ways that the drainage coming off Old Farm Road terminating at their property could possibly be improved.

Bruce Williams, a member of St. Paul's Church, asked who would supply water to the project. Ms. Kane said the project would receive water from the Village of Red Hook. Mr. Williams asked how that was possible. Ms. Kane replied that the Village has worked through capacity issues with the Dutchess County Department of Health, and both entities are now satisfied that there is enough flow to serve the project.

Mr. Rang added that the village has just drilled a new well. Ms. Kane noted that there is another large housing project on the border of the village and town that will also be served by the village.

Michael Roomberg of North Drive said he had reviewed the traffic studies, and felt that they did not take into account the amount of drivers who use side roads to avoid the traffic in the village. He added that he did not agree with the peak hours that were used in the study, 4:30-5:30 pm. He said he felt the numbers were understated. He said the lookback period included the recession, and felt that it skewed the growth rate, and the look forward period is just a few years after the project is scheduled to be completed. He said he felt the town highway system would be stressed and motorists and pedestrians would be endangered by an underestimated increase in traffic.

Mr. Roomberg said he felt there are too many homes in the project, and urged the board to require the Developer to make some changes in the roads to accommodate the additional traffic.

Mr. Rang said he would discuss Mr. Roomberg's comments with the project traffic engineer and provide responses.

Resident Bob Desmond also voiced concern about traffic, particularly at Old Farm Road and Route 9. He asked if there were any alternative routes out of the development, or if the development could be scaled back.

Kim Knapp, Cambridge Drive, asked about construction phasing and construction noise and dust. Mr. Rang reviewed the phases of construction. Ms. Knapp said she was concerned that her property value would go down. Mr. Rang said he believed it would increase. Ms. Knapp asked if any of the recreational amenities would be open to the public. Mr. Rang said the walking trail along the perimeter would be. Ms. Kane added that there may also be a soccer field open to the public.

Fire Chief Rich Hilbrandt said he was concerned that the firefighters would not be able to get a 47' ladder truck into the alleyways. Ms. Kane asked when a ladder truck would be used. Mr. Hilbrandt said on two story and larger homes.

Mr. Rang said that the project roads meet town highway standards. Mr. Morrison added that on-street parking is designed to accommodate fire trucks. Michele Greig said that it was never envisioned that fire trucks would use the alleyways. She said that the homes could be accessed from the main roads. She added that there are multiple routes available to fire trucks. Ms. Kane said the Board would continue to get input from the Fire Department.

Jerry Gaumer, Pommelay Farms Lane, asked if the wetland buffer zone would be fenced. Mr. Rang replied that property boundaries will end prior to the buffer zone, and landscaped bio swales, part of the storm water management system, would be installed behind the property lines to act as buffers to the wetland.

Bill Boyd, Amherst Road, said he is one who uses back roads to avoid the traffic light in Red Hook. He said it is a considerable wait on Amherst Road presently, and wondered if there was a way to connect the development to Rokeby Road. He asked if the traffic studies had looked at accident history on Amherst and Old Farm Roads. Mr. Rang said there is no access possible access for the project to Rokeby Road. He added that the town's traffic consultant had taken accident history into account. He said the vast amount of traffic will go out Old Farm Road, and that presently, the NYS Department of Transportation states that a traffic light at Old Farm Road and Route 9 is not warranted.

Cathy Stoppenbach asked how potential homeowners would be informed about their responsibilities for maintenance of the storm water management systems. Mr. Rang answered that details of the Homeowners Association obligations would be in the buyers offering plan. Anyone buying in the community will know what the obligations are, he said.

Michelle Seiko, Old Farm Road, asked about proposed landscaping buffers between the neighbors and the project. Ms. Kane said review of the landscaping plans is ongoing, but over 400 trees have been proposed thus far over the property. Mr. Morrison indicated a street rendering of the view from Old Farm Road and described it as residential in scale with a tree buffer. Ms. Kane noted that the aesthetic view from Old Farm Road is still under discussion as well.

Mr. Gaumer asked if the trucks from Ruge's auto parts, which is currently applying for an addition on their business building, and additional traffic anticipated from the Hardscrabble Center were taken into account in the traffic studies. Ms. Kane said that both the developer's traffic consultant and the Board's traffic consultant agree that the traffic on Route 9 is currently below the capacity that Department Of Transportation (DOT) considers for that type of Road, and only the DOT can decide when a traffic light should be installed there.

John Clarke, of the Dutchess County Department of Planning and Development, commented that, with regard to the concern about traffic, the nature of the Traditional Neighborhood District is to encourage pedestrians, which may affect a decrease in traffic. He also stressed that the project will generate \$660,000.000 for the town to preserve valuable farmland, and those are two strong benefits to the community. He added that, as was mentioned at the first public hearing, a light will definitely be warranted at Old Farm Road once the traffic increases due to all these developments. He listed other benefits that the project would provide, such as sidewalks and additional trees.

Ms. Kane said that a letter had been received by the board from Alexander Bulay, Jr., owner of the Lyceum six Theatre, advising the board that an encumbrance exists on an acre of the Hoffman property.

Bill Boyd asked if the board has any control over whether the developers sell or rent the homes being used. Ms. Kane said the concept is that the houses will be bought by individual homeowners. Mr. Rang added that renting units would not cover the cost of the project. Attorney Joes Sachs added that under New York State Law the Planning Board does not have jurisdiction to regulate the form of ownership, only the use of land.

Mr. Boyd reiterated his traffic concerns and the impact on community safety. He asked the planning board to consider requiring the developers to improve Old Farm Road, such as providing a turning lane.

Ms. Stoppenbach asked about the process of approval for the project. Ms. Kane explained the process.

There being no further public comment, Sam Harkins made a motion that the public hearing be closed and written comments be accepted until July 31. Kallie Robertson seconded and all members voted in favor.

## **OLD BUSINESS**

### **Jaeger Haus – 5084 Route 9G – Site Plan, Special Permit**

Continued discussion on application to construct a 1,400 square foot addition to an existing restaurant located on Route 9G in the RD3 Zoning District.

Engineer Dan Wheeler and applicant Andreas Nowara were present.

Ms. Kane said that proof of residency of the cottage on the site within the previous 18 month period had been established by a letter from Central Hudson. She said that an illustration of the sign was received, as well as an application for a special permit.

Outstanding issues are approval from the Dutchess County Department of Public Works regarding the proposed exit on to West Kerley Corners Road, and Health Department Approval for the septic system.

Mr. Wheeler said that the existing parking will not be increased. Michele Grieg recommended that the Board require written confirmation from the Town Zoning Enforcement Administrator that the parking has not been increased.

The Board and applicants reviewed a comment memo from Greenplan dated 7-10-15. Mr. Wheeler said he would submit and updated site plan on Tuesday July 21 with changes requested by the Greenplan memo.

Ms. Kane said that a public hearing could be scheduled for August 3 if the site plan was updated and the ZEO approved of the parking. She noted, however, that the board cannot make a decision on the project until the Dutchess County Department of Planning and Development responds to the Zoning Referral.

### **Bard College Media Building – Annandale Road and Woods Avenue – Site Plan**

Continued discussion of application to construct a media building on Annandale Road in the vicinity of Woods Avenue in the Institutional (I) District and the Historic Landmarks Overlay (HL-O) district.

Jeff Katz was present to represent the project. He submitted a revised site plan incorporating the comments of the Greenplan memo dated 7-15-15. He said he has not obtained color and material samples of the building, which is a recycled shipping container which is painted.

Christine Kane asked if the lights in the building would be on all night, and if so, what would the impact be on the road. Mr. Katz said it would not be open all night, but more likely early in the morning. He said the interior lights would be ambient and shielded.

Michele Greig said that an updated Master Plan and corresponding map for the College that shows the proposed building would be required for the amended special permit prior to the public hearing.

**OTHER BUSINESS**

**Pre-application conference – Gail Saucier, minor subdivision**

Gail Saucier and Tyson Kreig were present. Mr. Saucier, a real estate agent, said that Mr. Kreig was interested in buying property at 235 West Market Street. He would like to subdivide the 4.52 acre parcel into three 1.5 acre lots. Mr. Kreig wanted to know if the property was sub dividable, and if so, if his proposed subdivision layout is feasible.

After reviewing the sketch provided, the board determined that the subdivision would be permitted under the R1.5 zoning. The board asked planning staff to see if there were any restrictions on the parent parcel of the original subdivision.

Christine Kane said that Sarah Gilbert has officially resigned from the Board. Ms. Kane has been in contact with a resident who is interested in the position and may apply. She said two alternates are also still needed for the board.

Ms. Kane relayed comments from Ms. Gilbert, who is leaving the area, commending the board members for their work.

**ADJOURNMENT**

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

Respectfully submitted,

Kathleen Flood  
Secretary