

**TOWN OF RED HOOK PLANNING BOARD
APPROVED MEETING MINUTES
January 4, 2016**

CALL TO ORDER / DETERMINATION OF QUORUM

Christine Kane called the meeting to order at 7:30 pm and confirmed the agenda as published. A quorum was determined present for the conduct of business. Members present: Christine Kane, Sam Harkins, Kallie Robertson, Brian Walker, Charlie Laing, Sam Phelan and Brian Kelly. Also present were Planning Consultant Michele Grieg and Engineering Consultant Brandee Nelson.

Sam Harkins made a motion to adopt the minutes of December 21. Brian Walker seconded and all members voted in favor.

OLD BUSINESS

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

Continued discussion of application for Final 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).

Richard Rang and Giovanni Palladino were present. The Board and applicants began the discussion with the subject of homes proposed for the four lots fronting Old Farm Road. Christine Kane explained that the Traditional Neighborhood Development (TND) is designed to promote pedestrian activity and therefore homes on public roads must to be designed and sited so as not to “turn their backs” on the road and face inward toward the development. This is best achieved by having secondary entrances and porches or other interesting architectural features on the side of homes on corner lots that face a public road. The topic has been discussed with the applicant at various times during the review process but has never been formally resolved. Not all homes proposed fit this criteria, and Board members felt that only certain models should be allowed to be constructed on lots 60, 66, 70 and 83, which are corner lots that front on proposed new streets and also on Old Farm Road. The applicants had protested that policy, however, saying it works against their marketing plan. Ms. Kane said that the purpose of this discussion was to resolve the issue by resolution. She asked Mr. Rang what the applicants proposed.

Mr. Rang said that the applicants propose to restrict those particular lots to TND homes ‘B’, ‘C’, ‘D’ and ‘E’ in the Architecture Package dated June 4, 2015. The Board and applicants examined the plans and elevations of each of those homes and their proposed options (architectural house styles, garages and porches) in great detail, mindful of the side of each home that would front on Old Farm Road.

In conclusion, Brian Kelly made a motion that the house options for lots 60, 66, 70 and 83 would be restricted to: TND House B; TND House C with a wrap-around porch; TND House D with a sunroom or a wrap-around porch; or TND House E. Sam Phelan seconded and all members voted in favor.

Mr. Rang asked if the Board would entertain other styles of homes on these lots if the options the prospective homeowners chose were compatible with the goals of the Board for those particular lots. The Board responded that any deviations from the approved plan would require Board approval. Mr.

Lang asked if changes to the architectural package would be considered an amended site plan. Michele Greig said she would look into how such changes should be addressed.

Discussion moved to phasing of the recreational amenities, the majority of which have been proposed to be completed in later phases of construction. Mr. Rang said he was in the process of considering ways to incorporate completion of parts of the walking trail, children's playground and community garden into earlier construction phases.

Mr. Rang said that with respect to the screening between the project and the Cambridge Heights properties, the applicants propose to fill in some of the understory that has been cleared with evergreen inkberry shrubs.

Ms. Kane asked Brandee Nelson if there were any points in her memo dated 12-4-15 that she would like to emphasize. Ms. Nelson noted that there are several items that the applicants have to work through with the Town Board, including the sidewalk to Route 9, the formation of a lighting district and zoning incentives.

Ms. Nelson also made reference to various easements that need to be drawn up, approved by town and Planning Board attorneys, the town engineer, and granted to the town. She discussed the required conditions and recommended inspection schedules for the new town roads before the town accepts them, and throughout the construction phases.

Mr. Rang asked about the status of review by the attorneys for documents that have been submitted. Ms. Nelson and Ms. Grieg said they would follow up with the attorneys. Mr. Rang said the applicants are currently working on the Homeowner's Association documents and water supply agreements with the Village.

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

Respectfully submitted,



Kathleen Flood
Secretary