

**TOWN OF RED HOOK PLANNING BOARD
APPROVED MEETING MINUTES
APRIL 18, 2016**

CALL TO ORDER / DETERMINATION OF QUORUM

Christine Kane called the meeting to order at 7:30 pm and announced that the applicants under New Business had withdrawn from the agenda. A quorum was determined present for the conduct of business. Members present: Christine Kane, Brian Walker, Sam Harkins and Sam Phelan. Brian Kelly, Charlie Laing and Kallie Robertson were absent. Also present were the Board's Attorney Joel Sachs, Planning Consultant Michele Greig and Engineering Consultant Ryan Morrison.

Ms. Kane announced that a forum entitled "The Future of Oak Forests" will be held May 7 at Cary Institute in Millbrook. Sam Phelan said he plans to attend.

Sam Harkins made a motion to adopt the minutes of April 4. Sam Phelan seconded and all members voted in favor.

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).

Board member Charlie Laing joined the meeting. Project representatives Richard Rang and Rod Morrison, project attorney Jennifer Van Tuyl and project landscape consultant Henry Thomas were present.

Ms. Kane said the focus the discussion for this meeting would be the proposed recreational amenities and the schedule of phasing them into the overall construction of the project.

Ms. Kane asked Ryan Morrison to review the town engineer's memo dated 4-14-16. Mr. Morrison said Crawford and Associates had been asked by the Board to prepare an evaluation to quantify and value the recreational facilities proposed. The evaluation was based on benchmarks provided by the National Recreation and Parks Association. He described the methodology used, and said he would update the calculations with additional information gathered at this meeting, however one conclusion of the evaluation was a lack of recreational development in the beginning stages of the development.

Mr. Morrison said analyzing the value of each amenity was challenging, and that prevailing wage rates were used, which tend to be 20-30% higher than independent contractor wages. Michele Greig noted that the recreation fee used was based on \$4,000.00 per unit but should have been \$3,000.00 per unit. Joel Sachs noted that the developer was not required to hire prevailing wage workers.

Ms. Grieg reviewed her memo of 4-15-16. She said that the specifications submitted by the applicants for the street lights was acceptable.

Jennifer Van Tuyl distributed documents prepared by the applicants in response to the discussion at the April 4 meeting and the Crawford memo, including a summary showing the percentage of the project that would be completed in each of the 8 proposed phases, or 'sections'; a newly revised schedule of what amenities would be included in which section, and a narrative describing each amenity in detail.

Ms. Van Tuyl said that in response to the Board's concern, several of the recreational amenities had been moved ahead in the construction schedule to earlier phases. In particular, two children's playgrounds were moved up from section 6 to section 2, a trail and picnic area were moved from section 6 to section 4, and the community garden was moved from section 7 to section 4. She also said parcel A, which is 32 acres of open land (including approximately 20 acres of wetlands and wetlands buffer) would be preserved as open space in section 1 (which consists of 11 building lots and Parcel A) along with the community green, which includes the mail building with a stage in the rear of the building facing a ½-acre community green. She discussed the various activities that the green might accommodate, serving a broad demographic of potential residents.

Section two (10 building lots) will include two children's playgrounds with age appropriate equipment for children age 2-5 and 5-12. She said the capacity of the two parks was 56 children, which is approximately 50% of the total number of children anticipated in the community. Henry Thomas described the structures and materials that would be used. Mr. Sachs recommended a hold harmless agreement be included to protect the town against injury lawsuits.

Brian Walker said he felt that more seating benches should be included in the playgrounds and in general. Ms. Grieg inquired about the landscaping in the children's playgrounds, and recommended including some shade trees and shrubs. Ms. Kane agreed that more benches should be provided for adults in the children's playground.

Although section 3 (12 building lots) does not include any additional recreational amenities, Rod Morrison pointed out that during that phase the street frontage along Old Farm Road will be completed, including landscaping.

A length of trail with picnic areas, a 4,448 square foot passive park and a 50'x40' community garden will be completed in section 4 (11 building lots).

A 1,700 square foot Community Center with a community room, a card/game room, a small gym facility (two bicycles and two treadmills), a warming kitchen and restrooms will be constructed in section 5 (10 building lots). The sidewalk to Route 9 will also be installed.

Section 6 (19 building lots) will add a ¼ acre courtyard containing a patio and fire pit, and the completion of the walking trail (1,900 feet) with three additional picnic areas along it.

Section 7 (12 building lots) will include construction of the multi-purpose field and dog park at the southerly most portion of the property. At this point, all recreational areas will have been installed. Section 8 consists of the last 17 lots.

The Board and applicants had an in-depth discussion, carefully considering each amenity and the resident demographic that would be served. Board members also discussed the fate of amenities in later sections should the project not be completed, and whether or not the recreational amenities should be bonded. In particular, the Board wondered if the last two amenities (the multi-purpose field and dog park) could be included in section 6 instead of 7. Mr. Rang said it would depend on whether the threshold of residents at that point was enough to complete the infrastructure underneath those areas.

The Board generated a list of suggestions to further improve on the amenities and the construction schedule. Specifically:

- adding shade trees and shrubs to the children's playground
- completing more trail earlier on, as well as delineating the trail and lengthening and re-routing it to incorporate a loop in section 4
- adding a pathway to the fire pit area
- more benches in more places
- a larger gym and additional area for classes such as yoga, possibly by constructing a basement area below the Community Center.

It was debated whether the sidewalk to 9 should be considered a recreational amenity. The Board generally agreed it was not. Concerns that there is not enough parking area for the multi-purpose field will be investigated by the applicants.

The applicants said they would submit revisions to discuss at the next meeting. Ms. Kane said the Town Recreation Commission should review the revised amenities and schedule submitted. Overall the board generally agreed that the schedule of recreational amenities construction was greatly improved. The discussion will be continued at the next Board meeting, May 2.

OTHER BUSINESS

The Board reviewed Local Law C and approved the Local Waterfront Revitalization Program Consistency Determination prepared for it. There were no comments or concerns.

There being no further business before the Board, Sam Phelan made a motion to adjourn. Sam Harkins seconded and all members voted in favor.

Respectfully submitted,

Kathleen Flood
Secretary