

**TOWN OF RED HOOK PLANNING BOARD
APPROVED MEETING MINUTES
MAY 2, 2016**

CALL TO ORDER / DETERMINATION OF QUORUM

Christine Kane called the meeting to order at 7:30 pm and announced that two items would be added to the agenda under Other Business. A quorum was determined present for the conduct of business. Members present: Christine Kane, Brian Walker, Sam Harkins, Sam Phelan, Brian Kelly, Charlie Laing and Kallie Robertson. Also present were the Board's Planning Consultant Michele Greig and Engineering Consultant Ryan Morrison.

Sam Harkins made a motion to adopt the minutes of April 18. Charlie Laing seconded and all members voted in favor.

Ms. Kane announced that a forum entitled "The Future of Oak Forests" will be held May 7 at Cary Institute in Millbrook, and acknowledged the receipt of a letter from Scenic Hudson reporting on the status of the upgrades at Poet's Walk Park.

Ms. Kane introduced Lisa Foscolo, who was recently appointed by the Town Board as a Planning Board Alternate, and welcomed her to the Board.

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).

Project Manager Richard Rang and Engineer Rodney Morrison were present.

Christine Kane asked Ryan Morrison to review the engineer consultant memo dated 4-29-16. Mr. Morrison said Crawford & Associates had updated their Recreation Amenities Table to include information gathered at the April 18 meeting, and that the revised Table demonstrates that the applicants revised strategy of providing open space and recreational areas generally earlier in the phasing of the project better meets the needs of the proposed community as per the guidelines of the National Recreation and Park Association. He noted that the Amenity Summary Table included only the areas around the trails, picnic areas, dog park and multi-purpose field rather than the entire 32 acre open space known as Parcel A. The report concluded that the updated costs associated with the proposed amenities shows that in total the applicant will provide about \$26,000 less in amenities than if they paid the \$3,000 per lot recreation fee. Those costs, he said, are approximate in nature and do not include the cost of the land on which the recreational amenities are provided on.

Michele Grieg reviewed her comments dated 4-25-16. She questioned whether the dog park was large enough, if the fence was high enough and if water would be provided. Mr. Rang replied that the fence is 4 feet high as recommended by the American Kennel Club. He said water would not be provided in the

dog park, and that the 9000 sq. ft. dog park at Brookside Meadows in Pleasant Valley, which has 302 units has shown to be more than adequate for that size of development. (A 4,675 sq. ft. dog park is proposed for 102 units.)

Rod Morrison described additional landscaping proposed and indicated extended walking trails totaling approximately 1.06 miles with loops added. A horseshoe pit was added behind the community building.

Sam Phelan inquired about parking near the multi-purpose field. Mr. Morrison said there are 8-9 spaces available. Brian Walker suggested the applicants deter traffic from driving along the length of road that continues to the end of the field with bollards and a chain. The applicants agreed that would make sense. Mr. Rang said that he feels most residents will walk to the field, so a lot of parking should not be necessary.

Ms. Kane said that comments dated May 2 had been received by the Recreation Commission. It is the opinion of the Commission that the proposed amenities are minimal, and do not address additional demands upon existing town facilities such as local league teams.

Ms. Kane asked what the consensus of the Board was regarding the recreational amenities and phasing. Brian Kelly said he felt the board is resigned to the limitations of what can be demanded. Charlie Laing agreed, and added that the applicants have provided a number of alternatives to paying a recreation fee within Town regulations.

Attorney Jennifer Van Tuyl joined the meeting. The addition of benches and picnic tables throughout was noted. Ms. Van Tuyl distributed an updated narrative describing the proposed amenities and phasing for discussion.

The Board generally agreed that the proposed amenities and phasing was satisfactory to move forward. A draft approval resolution will be prepared for review June 6.

NEW BUSINESS

The Bagel Shoppe – 174 Route 199 – Site Plan

Presentation of application to establish a bagel shop in the B1 Zoning District.

Surveyor Marie Welch and Bagel Shoppe owners Stacy and Richard Rhynders were present. The Rhynders have moved their business, which was destroyed by a fire seven weeks ago, to a building at 174 Route 199. Ms. Rhynders said they urgently need to re-open.

Christine Kane said that unfortunately the application has been complicated by the fact that there is no existing site plan for the building they moved to. She said Ms. Welch had prepared a site plan for the portion of the building that would house the Bagel Shoppe. The space was last occupied by a thrift shop.

Christine Kane asked what the status was with the Dutchess County Department of Health. Ms. Rhynders said the existing septic has been approved for their use.

The Board and applicants reviewed the application materials submitted. Ms. Kane asked Michelle Grieg to review her comments. Ms. Grieg said that the proposed use is retail, and would require 9 parking

spaces, and parking is not delineated. She said the site plan provided is only for one particular use which makes it difficult to review, because all of the uses on the site have to be taken into consideration. Ms. Kane added that usually the landowner is responsible for getting an approved site plan, and it is unfortunate for the Rhynders that the landlord is not complying.

The Board and applicants discussed the existing lighting and existing and proposed signs. Ms. Grieg noted that a public hearing is required and the project needs to be reviewed by the County Planning Department.

Ms. Welch asked if it was possible to get a temporary Certificate of Occupancy. Ms. Kane said she had discussed it with the Town Attorney, who was not in favor of it.

The Board reviewed a resolution classifying the project as a Type II Action, requiring no further environmental review. Sam Phelan made a motion to adopt it. Sam Harkins seconded and all members voted in favor.

To expedite the situation, the Board decided to hold a meeting May 9 at 7 pm to have a Public Hearing, and make a special request to the County to review the plan by that date.

OTHER BUSINESS

Approval extension request – Ruge’s Automotive

Christine Kane read a request for an extension on their conditional final approval. Charlie Laing made a motion to grant a 6 month extension. Sam Harkins seconded and all members voted in favor.

Dave and Aimee Sember – Pre –application discussion – Lot Line Adjustment

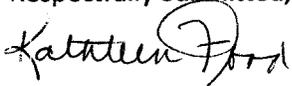
Mr. and Mrs. Sember were present. Mr. Sember said they are considering purchasing two adjoining parcels of land in the Agricultural District on Middle Road, and they wanted to discuss the feasibility of a lot line adjustment to make one parcel, where they would build a residence and establish a farm, larger, and sell the other parcel off. He said they have met with the DEC, who will delineate the wetland that exists between the two proposed parcels.

The Board generally agreed that the Sembers would be able to do what they wanted since all the lands are located in the Agricultural 20 district, and there is adequate access to the proposed lot they would sell. Ms. Kane also told the Sembers about the Town’s Purchase of Development Rights (PDR) program in case they were interested.

ADJOURNMENT

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

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: The Bagel Shoppe

Whereas, the applicant proposes to establish a delicatessen/bakery in an existing building on a \pm 0.45 acre parcel located at 174 Rt. 199 in the B1 District in the Town of Red Hook, Dutchess County, New York; and

Whereas, an Environmental Assessment Form (EAF) dated April 17, 2016 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 Phelan**, seconded by **Sam Harkins**, and a vote of **Christine Kane, Sam Harkins, Brian Kelly, Charlie Laing, Sam Phelan, Kallie Robertson and Brian Walker** for, and **none** against, and **none** absent, this resolution was adopted on **May 2, 2016**.