

**TOWN OF RED HOOK PLANNING BOARD
APPROVED MEETING MINUTES
May 16, 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, Brian Kelly, Charlie Laing. Sam Phelan, Brian Walker and Kallie Robertson were absent. Also present was Planning Board alternate Lisa Foscolo.

Christine Kane confirmed the agenda as written.

Brian Kelly made a motion to adopt the minutes of May 2. Sam Harkins seconded, and all members voted in favor. The May 9 minutes will be considered at the June 6 meeting.

There were no announcements.

NEW BUSINESS

Van Etten residence – North Old Post Road - Certificate of Appropriateness

Presentation of application to construct a single family home on a 2 acre lot in the Hamlet of Upper Red Hook.

Mark Van Etten was present.

Mr. Van Etten reviewed the history of his application since it was submitted to the Building Department some weeks earlier. Christine Kane outlined the new process for applications for a Certificate of Appropriateness, saying, however, that the Certificate would have been needed before the new regulations took effect since the construction was proposed for the Hamlet Zoning District.

Mr. Van Etten said that his proposed building was a 62' x 31' (1,922 sq. ft.) three-bedroom one story residence, with an attached garage making the final dimensions 92' x 31' (2,852 sq. ft.). He said the building would be 65 ft. from the rear property line. As for building materials and design, he said that the siding would be vinyl and the roof would be covered with asphalt shingles. He said that the windows would be 6 over 6 or 9 over 9 and that the house would be 26-28 feet from ground level to the peak of the roof. Finally, he said that a driveway had been roughed in and that a septic area had been staked. The Board noted that the roof pitch was 7/12.

Christine Kane said that the Design Review Committee had reviewed the project and had said it would need the full 31 days to put together some alternative options that would allow the building to fit more compatibly with the historic character of the Hamlet. Mr. Van Etten said that he was under pressure from the modular home company to commit to the project and was reluctant to change it. Christine Kane said that she would ask the Design Review Committee to do the best it could as far as time was concerned but that it was allowed 31 days before comments were due. That date would be June 12.

The Planning Board members asked whether they could visit the property individually, as their schedules allowed. Mr. Van Etten gave his permission.

Charlie Laing made a motion that Board determine the project to be a Type II action under SEQR, requiring no further environmental review. Sam Harkins seconded the motion, and all members present voted in favor.

The Board then scheduled a public hearing for the June 6 meeting and asked the secretary to circulate the Agricultural Data Statements.

Stencel Addition – 94 Old Post Road North – Certificate of Appropriateness

Presentation of application to construct an addition to an existing residential building in the Hamlet of Upper Red Hook.

No one was present to represent the application, so the project was deferred to the June 6 agenda.

DMAJS Associates LLC – Edgewood/Cedar/Overlook Drive – Minor Subdivision

Presentation of application to subdivide a 29.680 acre parcel into three parcels in the R-1.5 zoning district

Mark Graminski, P.E. and Doug Strawinski were present for the application.

Christine Kane explained that planner Michele Greig was ill and had not had a chance to review the project.

Mr. Graminski said that 3 new lots were being proposed in Forest Park. They would branch out from a common drive that would extend from the end of Cedar Drive. He said that each lot would have an individual well and septic and that the proposed curb cuts had been tentatively ok'd by the Town highway department. He added that he wished to meet with Highway Superintendent Theresa Burke to talk about drainage.

Christine Kane said that the applicants should also talk to her about a turnaround at the end of Cedar Drive and about possible snow plow issues.

Mr. Graminski said that there would be no net increase in storm water runoff and that storm water would be directed into wetlands on each side of the proposed project.

He added that he might try to file the plan as a non-jurisdictional subdivision, since each proposed lot exceeded 5 acres and there were fewer than 5 lots. That way, he said, health department approval could be sought for each individual lot as it was developed.

The applicants said that they knew they had to plan for emergency vehicle pull-offs.

The Board and the applicants discussed nearby agricultural fields and businesses. Mr. Graminski said that the Ag District Note had already been included on the plan. Asked about whether there were any restrictive notes on the neighboring Kalina property, Mr. Graminski said that he had checked and there were none that would affect the project. Asked about the Kesicke property, he said that the Kesicke land was under a Scenic Hudson conservation easement except for a few farmstead envelopes. He said that the development plan created with the Kesicke Farmland Protection Plan had been superseded by the sale of the development rights under the terms of the easement.

Mr. Graminski said he was nearly ready to submit drainage plans. Christine Kane reminded the applicants that they also needed to create a common driveway use and maintenance agreement and to think about snow removal issues.

Asked about the nearby wetlands, Mr. Graminski said that they had been flagged but needed to be field verified.

The Board scheduled the project for the June 6 meeting and directed the secretary to circulate the Agricultural Data Statements. Mr. Graminski said he hoped to have a drainage plan submitted by the end of the week so that the Town Engineer could review it and send in comments by June 6. Mr. Graminski added that he would meet with the Highway Superintendent before submitting a plan.

OTHER BUSINESS

Pre-Application discussion: From the Ground Brewery at Migliorelli Farm – Jacob Cirell

Jacob Cirell said that although his brewery was not yet in full production, he believed that he was ready to begin a retail facet of the business. He said he was thinking about a non-permanent structure such as a container or something on wheels. He said the structure would be at some distance from the brewery facility that he has now and that other products besides beer might be sold. He said the business would resemble a farm store.

The Board said that he would be submitting an application for site plan approval or minor site plan approval and that he should look at the definitions of the various types of farm stands in Town Zoning regulations to see what type most closely fit what he had in mind. Christine Kane

said that he would have to think about parking (handicapped and standard spaces), lighting if needed, hours of business, signage, garbage, sanitary facilities, possible tents for inclement weather, etc.

Asked whether he might have music, Mr. Cirell said he wasn't sure. The Board said that he should discuss any plans for special events with the building department.

Christine Kane encouraged Mr. Cirell to return to the Board for more pre-application discussions if he had questions.

ADJOURNMENT

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

Respectfully Submitted,

Paula Schoonmaker for Kathleen Flood