

**TOWN OF RED HOOK PLANNING BOARD**  
**APPROVED MEETING MINUTES**  
June 6, 2016

**CALL TO ORDER / DETERMINATION OF QUORUM**

Christine Kane called the meeting to order at 7:30 pm and confirmed the agenda. A quorum was determined present for the conduct of business. Members present: Christine Kane, Brian Walker, Sam Harkins, Sam Phelan, Brian Kelly, Charlie Laing, Kallie Robertson and alternate Lisa Foscolo.

Ms. Kane circulated registration information for the Planning and Zoning Summer School Programs offered by the NY Planning Federation, and noted that the Kunzan Palechen Ling pre application discussion on the agenda had been cancelled.

Sam Harkins made a motion to approve the minutes of May 9, 2016. Brian Kelly seconded and all members voted in favor. Brian Kelly made a motion to approve the minutes of May 16, 2016. Sam Harkins seconded and all members voted in favor.

**PUBLIC HEARING**

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

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

Mr Van Etten was present. Christine Kane read the Public Hearing notice published in the Kingston Freeman and the Poughkeepsie Journal.

Ms. Kane asked if there were any questions or comments from the public. There were none. Ms. Kane said that although this property would still have been subject to this type of review since it is located in a Hamlet Zone, this application was the first to be reviewed using the new procedure recently adopted by the Town. She said the application was referred to the Design Review Committee who provided comments in an email dated June 6 and that Board members had also made visits to the site. Board members provided their comments from their visits.

Sam Phelan confirmed with Mr. Van Etten that the home would be approximately 300 feet back from the Old Post Road, and would be visible travelling north on Old Post Road and Route 9. He commented that an existing building nearby does not contribute significantly to the architectural environment, and therefore he felt that the standards could be somewhat relaxed for this particular site, since it will not be located along the road in the center of the Hamlet. Charlie Laing agreed.

The Board reviewed the comments from the Design Review Committee (DRC), who had surveyed the Hamlet of Upper Red Hook building styles, including number of stories, porches and garages; and materials, such as roof types, siding and windows. The DRC's recommendation was that, in order to meet the characteristics required in the zoning code, the applicant could "pick several of the most common elements that are present in the existing houses in the Hamlet, and make them part of [your] design." The memo provided examples.

Ms. Kane said the Board and applicant should work together to see if anything could be done to bring the design closer to the overall hamlet architecture.

Mr. Van Etten said he would prefer a one story home because it will be his retirement home. He said the home has an 8x20 foot front porch with a railing.

Ms. Kane asked if Mr. Van Etten would consider having a detached garage or attached garage with breezeway. Mr. Van Etten said no. Sam Phelan said a garage facing the street was not common in the hamlet - only two instances according to DRC memo - and suggested it would greatly help if Mr. Van Etten could relocate the garage entrance or change the doors.

Mr. Van Etten said his prospective neighbor has a garage facing the road. He said he has increased the size of the windows on the house beyond the standard size, and opted for a 7/12 roof pitch. He explained that he has already paid for the plans of the house, and has a budget.

Ms. Kane said window trim can also have an impact, as referenced by the DRC, and asked if Mr. Van Etten had given any thought to it. Mr. Van Etten said he might consider it in the future, but he did not have enough time after receiving the comments to contact his builder about costs associated with making some of the suggested changes.

Kallie Robertson suggested increasing the size of the front porch. Ms. Kane suggested a slightly larger porch and turning the garage so it faces away from the road. Mr. Van Etten said he would not have enough room to maneuver out of the garage. Ms. Kane asked how far from the sideline it would be. Mr. Van Etten said 25 feet. Mr. Phelan said he thought there would be room. Mr. Van Etten said possibly, but he might have to remove more trees than he would like along the sideline, and he did not agree that turning the garage would look better. Sam Harkins said if he added windows on the side of the garage it would look like an extension of the house.

Charlie Laing noted that the garage is set back from the house façade. Brian Walker said he felt that if there were some space between the windows in the front they would look taller. He said he thought that the garage being set back was acceptable.

Mr. Van Etten said he would just sell his lot instead of building a house there. He said that he did not think it was right that the Board should tell him how to design his house, and alluded to the condition of other homes in the vicinity. As he rose to leave the meeting Mr. Phelan asked him if he wanted time to talk to his builder about some of the things discussed. Mr. Van Etten said no and thanked the Board for their time before leaving.

Brian Kelly made a motion to close the Public Hearing. Kallie Robertson seconded and all members voted in favor.

#### **OTHER BUSINESS**

##### **Pre-Application discussion: Kevin Kelly, Hudson Valley Motorcars**

Kevin Kelly and Don Triebel were present. Mr. Kelly said he is the owner of Hudson Valley Motorcars, one of the businesses that was destroyed by a fire in March. He said he needed to amend his license to another location, and wanted to discuss moving his business to Triebel's Garage. He said that he would

have a smaller operation, with three to five vehicles on the site. He said he would utilize existing space for an office. He said he often works with Mr. Triebel to fix trade-ins.

Ms. Kane said that the zoning in the district has been changed from B1 to TND, and cars could not be displayed in front of the building. Mr. Triebel said it would be difficult to keep automobiles on the side of the building. Sam Phelan and Ms. Kane asked if it might be possible to locate the cars in the rear of the building. Mr. Triebel said that there is a wet area behind the building, but there is a fair amount of space if it was cleared. Ms. Kane said other things, such as lighting and signage and landscaping would need to be brought up to the current code. Ms. Kane said site plan approval and a special permit would be required. She offered to continue the discussion before a formal application was made, and suggested they bring in some pictures and a roughed out site plan for further discussion, and that Board members visit the site. Mr. Kelly and Mr. Triebel agreed to return, possibly at the June 20 meeting.

**Extension request: Preserve at Lakeskill**

The Board reviewed an extension request from project attorney John Wagner. Mark Bodendorf was present to represent the applicants. He said that the Health Department and Wastewater Authority approvals is a slow process, and requested a 90 day extension. Charlie Laing made a motion to grant the extension. Sam Phelan seconded and all members voted in favor.

**Town Board Referral: LWRPCD RE: Community Preservation Plan**

The Board reviewed the Local Waterfront Revitalization Program Consistency Determination (LWRPCD) prepared by the Town for the Community Preservation Fund update, which included new criteria and categories such as trails, scenic and historic importance and biodiversity, and adds a significant number of properties that are highly prioritized. The Board discussed the updates with Town Councilman Tim Ross, who was present.

After reviewing the LWRPCD, Charlie Laing made a motion to adopt it. Brian Walker seconded and all members voted in favor.

**Town Board Referral: LWRPCD RE: Stickle PDR application**

The Board reviewed a LWRPCD for the Stickle Farm Purchase of Development Rights application before the town. Kallie Robertson made a motion to adopt it. Sam Harkins seconded and all members voted in favor.

**ADJOURNMENT**

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

Respectfully Submitted,



Kathleen Flood  
Secretary