

TOWN OF RED HOOK PLANNING BOARD
APPROVED MEETING MINUTES
April 3, 2017

Deputy Chair Charlie Laing 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: Charlie Laing, Kallie Robertson, Sam Phelan and Brian Kelly. Lisa Foscolo and Sam Harkins were absent; Christine Kane arrived late. Also present was planning consultant Michele Grieg and engineering consultants Kimberly Punchar and Michelle Ewert.

Sam Phelan made a motion to approve the minutes of the March 20 meeting. Brian Kelly seconded and all members voted in favor.

Mr. Laing distributed information about upcoming Dutchess County Planning Federation training programs.

OLD BUSINESS

Shafer's Hudson Valley – 8053 Albany Post Road – Site Plan, Special Permit

Continued discussion of revised sketch plan application to renovate and expand an existing 10-room motel to a 20-room motel on a 5.992 acre parcel, of which 2.3 acres are located within the B1 Zoning District and the remaining 3.6 acres are located within the RD3 District.

Vanessa Shafer and engineer Douglas Clark were present. Christine Kane arrived and took over as Chair.

Ms. Shafer gave an overview of the modifications made to the site plan. The Board and applicants reviewed comments dated 3-31-17 from the planning consultant. Michele Grieg said the project is ready to circulate for lead agency for SEQR. Area and bulk requirements, density, zoning district boundary issues and landscaping were discussed. Ms Grieg recommended that the Fire Department review the plans for accessibility of the buildings for emergency services.

Michelle Ewert reviewed engineering consultant comments dated 3-31-17. Proposed lighting, parking, stormwater management practices and the fire suppression system were discussed.

Funshine Nursery School – 208 Rockefeller Lane – Site Plan, Special Permit

Continued discussion of application to replace a demolished 1307 square foot building with a new 1540 square foot building at an established daycare center in the R 1.5 Zoning District.

Don Triebel and engineer Tim Ross were present.

The Board and applicants reviewed comments dated 3-30-17 from the planning consultant. Mr. Triebel turned in a revised EAF. Lighting requirements and landscaping were discussed. Comments from the town engineer dated 3-31-17 were also reviewed.

Kallie Robertson made a motion to adopt a Resolution Establishing Lead Agency for an Unlisted Action Undergoing Uncoordinated Review. Charlie Laing seconded and all members voted in favor.

A public hearing was scheduled for April 17.

OTHER BUSINESS

Pre-application discussion – Eric Carlson

Eric Carlson and developer Mike Patierno were present to discuss a parcel of land in the TND zoning district in behind Hannaford's Supermarket. Mr. Carlson said they wanted to explore the feasibility of constructing net-zero energy workforce housing apartments on the site. He said the project would be modeled after a successful project in Rotterdam.

Michele Grieg said Mr. Patierno should carefully review the regulations for the TND district. Christine Kane agreed, and noted that the requirements are very specific. Access to the property and the topography were discussed.

Mr. Carlson and Mr. Patierno asked if they could have access to the Board's planning consultant as they move forward with their application. Ms. Grieg said that they should forward their questions to the planning office and planning staff will forward them to her. Ms. Kane said that if the applicants needed substantial guidance from Ms. Grieg, and escrow account should be set up to cover the consulting costs.

Pre-application discussion – Holly Brittain – Rose Hill Farm

Holly and Bruce Brittain and engineer Dan Proper were present. Mr. and Mrs. Brittain own and operate Rose Hill Farm. Ms. Brittain displayed their master plan for the farm, part of which is converting an existing 1910 barn into a cider mill.

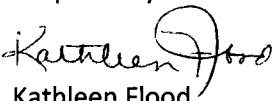
Michele Grieg said adaptive reuse of the barn would require minor site plan review, which is more streamlined and does not require a public hearing. She said the minor site plan review would focus on parking, lighting, signage and building elevations and design. She said new construction would require full site plan review.

Charlie Laing asked if Scenic Hudson holds the conservation easement on the property. Ms. Brittain said they do. Mr. Laing suggested they discussed the project with Scenic Hudson.

ADJOURNMENT

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

Respectfully submitted,


Kathleen Flood
Secretary

617.6
State Environmental Quality Review (SEQR)
Resolution Establishing Lead Agency
Unlisted Action Undergoing Uncoordinated Review

Name of Action: Funshine Nursery School

Whereas, the Town of Red Hook Planning Board is in receipt of a Site Plan application by AMJ Properties/Donald Triebel to construct a ± 1,540 sq. ft. addition to an existing nursery school and related site improvements on a ± 1.20 acre parcel located at 208 Rockefeller Lane in the R1.5 District, Town of Red Hook, Dutchess County, New York; and

Whereas, a Short Environmental Assessment Form (EAF) dated August 1, 2016 and revised March 27, 2017 was submitted at the time of application; and

Whereas, after comparing the thresholds contained in 6 NYCRR 617.4 and 5, the Planning Board has determined that the proposed project is an Unlisted action; and

Whereas, the Planning Board has determined that the proposed project is not within an agricultural district and, therefore, the requirements of 6 NYCRR 617.6(a)(6) do not apply; and

Whereas, after examining the EAF, the Planning Board has determined that there are other involved and/or federal agencies on this matter, including the Town of Red Hook Zoning Board of Appeals.

Now Therefore Be It Resolved, that the Planning Board hereby declares itself Lead Agency for the review of this action.

Be It Further Resolved, that a Determination of Significance will be made at such time as all reasonably necessary information has been received by the Planning Board to enable it to determine whether the action will or will not have a significant effect on the environment.

On a motion by **Kallie Robertson**, seconded by **Charlie Laing**, and a vote of **Christine Kane**,

Charlie Laing, Kallie Robertson, Brian Kelly and Sam Phelan for, and **none** against, and **Lisa**

Foscolo and Sam Harkins absent, this resolution was adopted on **April 3, 2017**.