

**TOWN OF RED HOOK PLANNING BOARD  
DRAFT MEETING MINUTES  
November 20, 2017**

Board member Kallie Robertson called the meeting to order at 7:30 pm.

A quorum was determined present for the conduct of business. Members present: Kallie Robertson, Bill Hamel, Brian Kelly, Lisa Foscolo, Sam Phelan and Sam Harkins. Christine Kane was absent. Also present was engineering consultant Ryan Loucks and planning consultant Michele Greig.

A vote to approve the minutes of Nov. 6 was tabled to allow for revisions.

Ms. Robertson distributed information about a Dutchess County Planning Federation training program Nov. 27.

**PUBLIC HEARINGS**

**Verizon Wireless Micro-Antenna installation - Bard College- Amended Site Plan, Special Use Permit**  
Public Hearing on application to install a small cell antenna and related equipment on the roof of the Bard College library building in the Institutional Zoning District.

Applicant Scott Olsen was present. Kallie Robertson read the public hearing announcement that was published in the Poughkeepsie Journal and the Kingston Freeman.

Brian Kelly made a motion to open the hearing. Bill Hamel seconded and all members voted in favor. Mr. Olsen gave an overview of the project. He said installations such as this are frequently used in areas where more capacity is needed. He said that a use variance to allow a commercial communications receiving and transmitting facility in the Institutional District was granted by the Zoning Board of Appeals August 9.

Lisa Foscolo asked who specifically would be served by the antenna. Mr. Olsen said Bard College.

The Board and applicant reviewed the conditions of the draft approval resolution for site plan and special permit, but did not act on the resolutions because the Dutchess County Department of Planning and Development (DCDPD) had not yet responded to the Planning Board's referral. The project will be on the Dec. 4 agenda for final approval.

Ms. Robertson asked if there were any questions or comments from the public. There were none. Brian Kelly made a motion to close the public hearing. Lisa Foscolo seconded and all members voted in favor.

**Ruella ATV / Footbridge – 4 Irving Drive – Special Use Permit**

Public Hearing on application to construct a 25' long by 11' wide ATV/Footbridge over a tributary of the Saw Kill on a 60.4 acre property in and Agricultural Business district.

Applicant Michael Ruella was present. Ms. Robertson read the public hearing notice that appeared in the Poughkeepsie Journal and the Kingston Freeman. Lisa Foscolo made a motion to open the public hearing. Brian Kelly seconded and all members voted in favor.

Mr. Ruella gave an overview of the project, the purpose of which is to gain seasonal access to the east side of the property. He said he had obtained the necessary permits from the NYS Department of Conservation (NYSDEC) and that the Army Corps of Engineers (ACOE) had visited the site and determined that no permits from that agency were required. He indicated on the map where the bridge would be, and where the bridge would be accessed from Crestview Road.

Bill Hamel asked if the property was currently being accessed off 199. Mr. Ruella acknowledged that it is. Sam Phelan asked how wide the bridge will be. Mr. Ruella said 9 feet, however it was not intended for trucks, tractors or other large vehicles.

Ms. Robertson asked if there were any questions or comments from the public. Henry Cha, 1 Crestwood Road, asked if there would be a lot of ATV or snowmobile activity on the property. Mr. Ruella said the intent is to gain access to the field on the other side of the stream. He said there would be no ATV tracks or heavy ATV or snowmobile activity. He said he intends to keep the land as it is.

Mary Cha, 1 Crestwood Road, asked about impacts on wildlife habitats. Mr. Ruella said that they would follow the protocol of the DEC permit when building the bridge so as not to disturb Blanding's turtle habitats. Ms. Cha asked about future development on the property. Mr. Olsen said he plans to build a home on the property, and possibly subdivide.

Ms. Robertson asked if there were any further questions or comments from the public. There were none.

Michele Grieg said that the County DCDPD has not yet responded to a referral from the Planning Board, so the Board would have to wait for a reply before acting on an approval.

Lisa Foscolo made a motion to close the public hearing. Sam Phelan seconded and all members voted in favor. The Board and applicant reviewed the draft approval resolution. Ms. Robertson said that if Mr. Ruella authorized the Board to take action on his project in his absence, he would not need to attend the Dec. 4 meeting, at which time the Board should have received a response from the DCDPD.

## **OLD BUSINESS**

### **From the Ground Brewery Beer Garden, Farm Market and Small-scale Entertainment – Guski Road - Site Plan**

Continued discussion of application to construct and operate a 450 SF Farm Market 1 with an associated tent structure to house a Beer Garden for on-site consumption and small-scale entertainment in the Agricultural Business District.

Applicants Jakob Cirell and Ken Migliorelli were present.

Michele Greig reviewed her comments dated 11-16-17. She asked the applicant to discuss the proposed small scale entertainment. Mr. Cirell responded that acoustic entertainment would be offered once or twice a month within the established business hours, which are proposed to be noon- 9 pm, Thursday through Sunday.

Bill Hamel commented that even acoustic sound can travel to within range of the neighbors, and asked where the performers would be located. Mr. Cirell indicated on the site plan where the musicians might

be located, facing away from neighboring homes across the road. Ms. Grieg said noise ordinances would be made a condition of approval.

Sam Phelan asked if the applicants would set limits on the capacity, citing concerns about parking and traffic. Lisa Foscolo added that the restroom and water/wastewater facilities would also be impacted if the venue is overwhelmingly successful. Mr. Phelan suggested that the venue be limited to a certain capacity, and in the event that the venue attendance grows beyond that capacity, the applicants would be required to return to the planning Board to amend the site plan with regard to parking, traffic and pedestrian flow, and facilities. Areas available for overflow parking were indicated. Mr. Phelan suggested designating overflow parking on the site plan.

Ms. Grieg said that food trucks would not be allowed until the town adopts regulations for them. She recommended changes and additions to further clarify details on the site plan. She recommended that a public hearing be held for the project given the entertainment component. The Board generally agreed that a public hearing should be held.

Michele Ewert reviewed her comments dated 11-17, specifically with regard to water and wastewater, parking lot surfaces, food sales, and any necessary permits from other agencies. Sign dimensions and placement, pedestrian walkways and surfacing, ADA access and lighting were also discussed.

A public hearing was tentatively scheduled for Dec. 18.

## **NEW BUSINESS**

### **Hubbell deck replacement – 41 Old Post Road – Certificate of Appropriateness**

Presentation of application to replace a 12' x 30' back deck in the Hamlet of Upper Red Hook.

Ralph and Jean Hubbell were present. They gave an overview of the project. The Board reviewed comments from the Design Review Committee. Sam Harkins made a motion that the project is minor and no further review will be required. Bill Hamel seconded and all members voted in favor.

## **OTHER BUSINESS**

### **Hannaford – Proposed accessory structure**

Applicants' representative Brandy Nelson was present. She explained that the supermarket had recently received amended site plan approval from the Planning Board, after which they decided to relocate the "Clink" redeemable recycling structure outside of the store to make more room in the entryway for the new "Hannaford to Go" facilities inside.

Hannaford is proposing to relocate the 12 x 32 ft. Clink recycling shed in the first entry turn parking lot.

Lisa Foscolo thought the site selected could become congested even though not a lot of people park in the existing spaces. She asked if they had considered locating it more in the western portion of the parking lot. Sam Phelan commented that if it were located in the northwest corner it would be closer to the store.

Discussion turned to the look of the bright green shed, which the Board generally felt was not aesthetically appealing. Sam Phelan said that although Clink is a separate entity and subcontractor for Hannaford, the Clink facility design should be appropriate to the Hannaford site, and suggested that an alternative design be proposed. Other issues of concern included the size of the structure, traffic flow, lighting of the facility and customer-related considerations.

Ms. Nelson said she would meet with her clients to discuss the issues brought up by the Board.

**ADJOURNMENT**

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

Respectfully Submitted

Kathleen Flood  
Clerk for the Board