

TOWN OF RED HOOK PLANNING BOARD
DRAFT MEETING MINUTES
February 5, 2018

Chairman Sam Phelan 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: Sam Phelan, Bill Hamel, Lisa Foscolo, Sam Harkins, Brian Kelly and Kallie Robertson. Also present were engineering consultant Michelle Mormile, planning consultant Michele Grieg and attorney Joel Sachs.

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 19-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.

Applicant Vanessa Shafer and engineer Doug Clark were present. Ms. Shafer gave an overview of the project.

Mr. Clark said that the reason the project has not been before the board in some months is that they were awaiting a jurisdictional determination from the Army Corps of Engineers (ACOE) for a federal wetland located on the site. They received a response from the ACOE in January, saying that they were not regulating the wetland in question because it is an isolated wetland. He said the DOT has given the project conceptual approval. He described the proposed septic, water and stormwater systems and answered questions about them.

Engineering consultant Michelle Mormile and planning consultant Michele Grieg reviewed their comments dated 2-2-18 and 2-5-18 respectively. Ms. Grieg requested the record to reflect that a statement in a letter dated 2-5-18 from Whiteman Osterman and Hanna, Attorneys representing neighbors to the project, incorrectly states that she "confirmed...at the January 30 Planning Board meeting that the proposed (Local) law (A-2018) is intended to specifically address and benefit the Shafer Project." Ms Grieg said she did not make that statement at the meeting, and clarified that her comment was that the Town was considering the local law because they want to limit the areas in the town where this law would be appropriate.

Sam Phelan circulated four letters received from members of the public and their attorneys.

Planning Board attorney Joel Sachs spoke to the Board about the SEQR process. He distributed the NYS regulations and excerpts from the SEQR handbook. He discussed the definitions of a positive and negative declaration, and answered questions from Board members.

John Lyons, an attorney for neighbors for the project, asked for time to submit additional evidence.

Attorney Genevieve Trigg said she did not receive a copy of the jurisdictional determination and requested that a copy be forwarded to her.

Bard Master Plan – Special Permit

Bard representatives Pete Setaro and Charles Simmons were present.

The Board reviewed and discussed the draft EAF parts 2 and 3 with the applicants. Potential environmental impacts were identified in the SEQRA categories of Land, Plants and Animals, Aesthetic Resources, Historic Resources, Transportation, Energy, Community Plans and Community Character.

The Board continued to be at odds with the colleges' position that there will not be a significant increase in student enrollment or staff. Mr. Phelan said that the college plans to add approximately 400,000 sq. ft. of buildings, yet the Plan states that 5 new employees would be hired. He said he felt that was not realistic. Additionally, he asked how the college intends to cover the cost of maintaining the proposed buildings. He said that the Board feels uncomfortable with the assumption that the proposed expansion is going to take place only for the benefit of the existing student body. The issue of potential increases in traffic continued to be another area of ongoing debate.

The Board asked planning consultant Michele Grieg to revise parts 2 and 3 to reflect the Board's work for the evening. Mr. Phelan said Board members should carefully review the revised documents in anticipation of making a determination at the next meeting, February 26.

NEW BUSINESS

Lindsay Schultz – Old Post Road – Certificate of Appropriateness.

Presentation of application to construct a new residence in the Hamlet of Upper Red Hook.

Lindsay Schultz and builder Mike Hericourt were present. Mr. Hericourt gave an overview of the project.

Mr. Phelan said that the plans had been submitted to the Design Review Committee, and comments should be received in time for the March 5 meeting.

OTHER BUSINESS

Pre-application discussion – Michael Herrick, 48 Williams Rd. – Minor Subdivision

Michael and Shelly Herrick were present. They said they want to subdivide 10 acres off of their 35 acre parcel. Since there are federal wetlands on the property, engineering consultant Michelle Mormile said that they should contact the Army Corps of Engineers to delineate the wetlands and provide a jurisdictional determination, and obtain a crossing permit for the proposed driveway of the new lot.

Extension Request – Hoffman TND

Sam Phelan read the request for a 6 month extension. Sam Harkins Made a motion to grant the extension. Brian Kelly seconded and all members voted in favor.

Extension Request – Grieg/Day lot line adjustment

Sam Phelan read the request for a 90 day extension. Sam Harkins Made a motion to grant the extension. Brian Kelly seconded and all members voted in favor.

Extension Request – Baxter 50

Sam Phelan read the request for a 90 day extension. Sam Harkins made a motion to grant the extension. Lisa Foscolo seconded and all members voted in favor

ADJOURNMENT

There being no further business before the board, Sam Harkins made a motion to adjourn. Kallie Robertson seconded and all members voted in favor. The next Planning Board meeting will be a special meeting on Feb. 26.