

APPROVED

Town of Red Hook Planning Board Meeting Minutes September 18, 2006

CALL TO ORDER/ DETERMINATION OF QUORUM

The meeting was opened at 7:40 p.m. and a quorum determined present for the conduct of business.

Members present — Jennifer Fier, Sam Phelan, Paul Telesca, John Hardeman and Chair Christine Kane. Charles Laing and David Wright were absent. Planning Consultant Michele Greig was also present.

BUSINESS SESSION

Christine Kane confirmed the agenda for the evening.

The minutes from the September 11, 2006 meeting had been sent to the members and reviewed. Jennifer Fier made a motion to approve the minutes with a correction to substitute *made a motion to adopt a resolution of Intent to Serve as Lead Agency* in place of 'made a motion to Establish Lead Agency' on page 2, last paragraph. Paul Telesca seconded the motion, and all members who had been present for that meeting voted in favor. John Hardeman, who was absent for that meeting, abstained.

Christine Kane announced a program entitled 'Where's the Money: Understanding the Keys to Municipal Grants' to be given October 17, 2006 in Albany and again October 19, 2006 in Poughkeepsie.

Christine Kane also read a letter dated September 13, 2006 from the NYS Office of Parks, Recreation and Historic Preservation announcing that St. Margaret's Home had been placed on the New York State Historic Register and had been recommended for placement on the National Historic Register.

REGULAR SESSION (OLD BUSINESS)

Brian Williams & Mark Angelier – Yantz and Oriole Mills Roads – Subdivision Plat

Richard Hanback, L.S. and Brian Williams were present for discussion of an application for Subdivision Plat Approval (Sketch Plan) to authorize creation of three (3) residential building lots ranging from 3.28 acres to 12.29 acres from a 28.44-acre parcel in the RD3 and Certified Agricultural Districts.

Mr. Hanback thanked members of the Board for participating in the recent site visit. He said that he had revised the subdivision plan in accordance with recommendations made during the visit. He had added notations to the plat limiting Lots 2 and 3 to one additional lot each, should additional subdivision take place in the future, and he had also re-sited the building envelopes. The Board and the applicants agreed that the plat would reference new deed covenants and restrictions, although the filing order would be determined at a later date.

The Board asked that the applicants include a phrase in those deed covenants and restrictions and also on the plat noting that common driveways will be utilized. The Board also will refer certain notes on the plat regarding the DwC soils and the possible future subdivision of Lots 2 and 3 to Keane & Beane for review of the language. Mr. Hanback said that the applicants' attorney will review the language and then forward that language to the Planning office for referral to Keane & Beane.

The Board reviewed the referral response from the Agricultural and Open Space Advisory Committee. The Board also reminded the applicants that letters of water supply and septic system feasibility must be obtained for all three (3) proposed lots and Health Department approval must be obtained for Lot 1.

The Board then generally endorsed the sketch plan and set a public hearing date for October 2, 2006.

While the Board recommended that the 'conceptual driveway' be removed from the plan and that the remaining 'proposed driveway' be shared by the applicants, Mr. Williams said that he and Mr. Angelier wanted separate driveways. The Board and applicants discussed installing driveways side by side, divided by the lot line. Mr. Williams said he and Mr. Angelier would rather have separated driveways. The Board and the applicants then discussed including a note in the deed and on the plat indicating that if future subdivision occurred, the future houses on Lot 2A and 2B would share a driveway and the future houses on Lot 3A and 3B would share a driveway. Until that time, the houses on Lots 2 and 3 would share a driveway, a plan that would necessitate a driveway maintenance agreement.

Although the driveway issue was not finally decided, the Board and applicants agreed to go ahead with the public hearing on October 2, 2006.

Nathan Kalina – Overlook Drive – sketch conference

Tim Ross, P.E. and L.S. and Nathan Kalina were present for discussion of a concept plan to create 11 residential building lots and extend existing Overlook Drive, all in the R1.5 Zoning District and Certified Agricultural District.

Mr. Kalina outlined his revised plan, which now proposed 11 residential lots, 9 clustered in Forest Park and 2 additional lots on Middle Road.

Mr. Ross said he had calculated that 11.4 acres were available for development, allowing 11 units on a full build-out plan. He also said that approximately 8.4 acres, or 55% of the parcel, would be left as open space. He acknowledged that the proposed extension of Overlook Road would run through the wetland buffer but said that the DEC had flagged the wetlands and did not seem overly concerned about the intrusion into the buffer.

Mr. Ross said that although 9 new residential lots were proposed on DwC soils, the agricultural soils were an isolated island with development on one side and poor soils on the other. On the plus side, the plan would connect two dead end streets, and the proposed lots were consistent with existing development in Forest Park. He said that the slopes and nearby wetlands on the northern portion of the proposed development might require some extra land to provide for septic systems and stormwater drainage.

Asked whether Forest Park's existing central water supply could accommodate the proposed additional houses, Mr. Kalina said that he was digging additional wells on his nearby farm. These wells, he said, would feed into the Forest Park water supply and would provide for the proposed houses. Proposed lots 9 and 10, on Middle Road, would have private water supplies.

Mr. Ross said that a slice of land previously shown as set aside for possible access to a neighboring farm had never been used and no longer existed. He said that other lots in Forest Park averaged about 0.3 acres in size.

The Board asked the applicants to submit a new map with the entire wetland and wetland buffer shown. The Board also asked Mr. Ross to recalculate the density figures, subtracting the wetland and road allowance. Finally, the applicants were asked to bring Lots 9 and 10 into the rest of the cluster, leaving the remainder of the parcel as open space.

For its part, the Board would research what types of land could be included in the allotment for 'open space'.

The applicants said they would now submit an application, EAF and new maps that would include a location map.

OTHER BUSINESS

Zoning Review Board

Jennifer Fier and Sam Phelan volunteered to represent the Planning Board on the newly formed Zoning Review Board. The Board will forward both names to the Town Board and a final decision will be made once final details about meeting times and scheduling are available.

Budget

The Board reviewed the proposed 2007 Planning Board budget presented by Betty Mae Van Parys. Paul Telesca made a motion to approve the budget. Jennifer Fier seconded the motion, and all members present voted in favor.

Scenic Roads

The Board reviewed a list of proposed scenic roads and proposed new regulations, both compiled and presented by the Conservation Advisory Committee.

John Hardeman said that the creating a 'context map' containing the various features of a scenic road should be the Town's responsibility, not the applicant's. The applicant should, however, demonstrate an understanding of how his project will impact those features.

Sam Phelan said that including a list and descriptions of the scenic roads in the Zoning regulations was a good idea. He said, however, that more information about the features of each road should be added.

The Board members agreed to drive along the currently designated and proposed scenic roads and to make notes on their findings before the next meeting.

Connector Road

The Board reviewed a map created by Morris Associates showing a grid of proposed connector roads extending from Hannaford's to Metzger Road and finally to Glen Pond Rd.

Sam Phelan said that at the time of site plan approval, Hannaford was only obligated to put down the base layer of a spur road that, when completed, would extend from the finished road to the Hannaford/Hardscrabble Commons boundary.

The Board members then reviewed comments from Dutchess County Planning. The members agreed with that office that most travel lanes and parking lanes should be narrowed. They generally agreed that commercial success of that area depended on pedestrian 'walkability'. At the same time, the members cautioned that internal lanes frequented by delivery trucks, garbage trucks, etc. should be wide enough to accommodate those vehicles. The Board also agreed with County Planning in recommending a 60' right-of-way. Members urged that traffic calming methods be included in the plan and that more creative designs of the intersections such as roundabouts or planting circles be considered. These designs could help to lower traffic speeds.

For the most part, the members favored smaller curb radii, which would make pedestrian crossings shorter and safer, but it again cautioned that large trucks would probably be using some of those roads and should be able to make the turns. The members suggested that the intersection in the middle of the Village of Red Hook be measured as a model. Finally, the members noted that one map showed a 90 degree squared turn at the northeast corner of the proposed road and the other map showed a curved turn at that location. The members favored the squared turn.

Overall, the Board favored the grid concept and location of the proposed roads, but it urged the Town Board to balance pedestrian 'walkability' with accessibility by service and commercial vehicles.

Subdivision regulation amendments

Ms. Grieg outlined some proposed amendments to the subdivision regulations which would do away with 'minimum' road widths for proposed new developments and instead would allow the Planning Board to select appropriate road widths in consultation with the Highway Superintendent, Fire Chief and School District, where appropriate.

Paul Telesca made a motion to adopt a resolution requesting that the Town Board adopt these proposed amendments to the subdivision regulations. Jennifer Fier seconded the motion, and all members present voted in favor.

ADJOURNMENT

Since there was no further business to come before the Board, Jennifer Fier made a motion to adjourn. Sam Phelan seconded the motion, and all members present voted in favor. The meeting was adjourned at 9:40 p.m.

Respectfully submitted,

Paula Schoonmaker
Assistant clerk