

**TOWN OF RED HOOK PLANNING BOARD  
DRAFT MEETING MINUTES  
FEBRUARY 4, 2019**

Chairman Sam Phelan called the meeting to order at 7:30 pm.

A quorum was determined present for the conduct of business. Members present: Sam Phelan, Bill Hamel, Kristina Dousharm, Kallie Robertson, Brian Kelly and Lisa Foscolo. Also present was planning consultant Michele Grieg.

Kristina Dousharm made a motion to approve the draft Dec. 17 minutes. Brian Kelly seconded and all members voted in favor.

Mr Phelan said there were several changes to the agenda under other business. The pre-application discussion with Travis Angelo was removed at Mr. Angelo's request, the adoption of the revised fee schedule was dropped from the agenda because the Board had already approved it in December, and a pre-application discussion with Marcy Currier was added to the agenda.

Mr. Phelan updated the Board on an application by Bard College for a certificate of appropriateness to make repairs to the porches at Montgomery Place. He said that comments had been received from the Design Review Committee requesting additional information. He said the applicants had requested to be taken off the agenda for now.

**NEW BUSINESS**

**Donald Sperry – 276 Metzger Road – Lot Line Alteration**

Presentation of application to convey 1.693 acres of land from a 6.974 acre parcel to an adjacent 7.240 acre parcel resulting in a 5.280 acre parcel and an 8.933 acre parcel in the RD3 Zoning District.

Applicant's representative Dana Sperry was present. He gave an overview of the project.

Sam Phelan noted that there are considerable DEC wetlands on the property, and since no development can occur within 100 feet of a wetland without a DEC permit, the wetlands should be delineated on the plat. In reference to her comments dated 2-4-19, Michele Grieg added that it would be helpful if soil types were added as well.

Mr. Phelan asked if there were steep slopes on the property. Mr. Sperry indicated an area near the driveway. Ms. Grieg said topography of the slopes should be shown on the plans for review by the town engineer. Kristina Dousharm asked if a shared driveway was being proposed. Mr. Sperry replied no.

The Board and applicant discussed the siting of the proposed home with regard to the agricultural buffer guidelines, which provide that when a parcel of land is proposed for subdivision for residential purposes, the Planning Board may require that buildings on such parcel be sited a minimum of 200 feet from the property line contiguous to the land in the Agricultural Business District or NYS certified agricultural district.

Mr. Sperry made a correction the Environmental Assessment Form. Bill Hamel made a motion to adopt a Resolution Establishing Lead Agency for an Unlisted Action Undergoing Uncoordinated Review. Kallie Robertson seconded and the motion was carried unanimously.

**Michael Ruella – 375 Route 199 – Minor Subdivision**

Presentation of application to subdivide 5.4 acres from a 60.4 acre parcel in the Agricultural Business District.

Applicant's representative Tim Ross was present. He gave an overview of the project, which proposes to subdivide 5.4 acres for one home site. The remaining acreage would also have one home site. He said the owner of the larger parcel does not intend to further subdivide the land, and is interested in selling the development rights to the town and farm the land. Michele Greig advised that the applicants discuss selling the development rights with the town before moving forward with the Planning Board.

It was also noted that the property lies within the Scenic Corridor Overlay District, which could conflict with the proposed location of the house sites on the high points of the property.

**OTHER BUSINESS**

**Extension Request – Norton 337**

Kallie Robertson made a motion to extend filing the map with the County by 30 days. Lisa Foscolo seconded and the motion carried unanimously.

**Extension Request, escrow account – Preserve at Lakeskill**

Applicant's representatives John Wagner and Mike Bodendorf were present. Bill Hamel recused himself. The Board and applicant's representatives reviewed a letter from Mr. Wagner dated 2-4-19 describing the status of the project in fulfilling the conditions of approval.

Sam Phelan made a motion to extend the deadline to meet the conditions of approval to April 1, 2019. Kallie Robertson seconded and the motion passed unanimously.

**Pre-application discussion – Marcy Currier**

Marcy Currier was present. She said she resides at 7345 South Broadway and she wants to rent a 500 square foot space on the first floor for studio and meeting space. Sam Phelan said that he felt that was consistent with the historic service business/office use. He advised Ms. Courier to contact the building department to obtain sign regulations. The Board generally agreed that a site plan application would not be necessary.

**Discussion – Noah's Ark Antiques – Bottini Site Plan**

Kristina Dousharm said she continues to be disturbed by this business' disregard for the approved site plan. Kallie Robertson agreed, especially with regard to the merchandise displayed on the front yard. Ms. Dousharm and Ms. Foscolo will review the approved Bottini site plan against actual site conditions and report to the Planning Board about possible areas of non-compliance.

**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