

**TOWN OF RED HOOK PLANNING BOARD  
DRAFT MEETING MINUTES  
May 6, 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, Brian Kelly and Kallie Robertson. Lisa Foscolo was absent. Also present was planning consultant Michele Greig.

Brian Kelly moved that the draft minutes for April 23 be approved. Kristina Dousharm seconded and all members voted in favor.

**PUBLIC HEARING**

**Ruge's Red Hook Holding LLC – 7293 South Broadway – minor subdivision**

Public Hearing on application to convey ± 0.361 acres from a ± 2.381 acre parcel to an adjacent ± 0.915 acre parcel, and to combine the resulting ± 1.276 acres with an adjacent ± 1.143 acre parcel. In the Traditional Neighborhood District – Commercial Center District.

Applicant's representative Mark Graminski was present. Mr. Phelan read the public hearing announcement that was published in the Poughkeepsie Journal. Mr. Graminski gave an overview of the project.

Mr. Phelan asked if there were any questions from the public. Christine Kane asked what the reasoning was behind the Route 9 entrance to what is now Green Mountain Electric. Mr. Graminski said the application is for lot line revision and subdivision as opposed to a site plan, which would address ingress and egress. Mr. Phelan added that the Board and applicant had discussed various alternative configurations to improve the Traditional Neighborhood District (TND) condition of the corner lot at the April 1 meeting. He said the Board had concluded that the application is not a site plan, and that the most important issue was to ensure the creation of a viable lot that might work within the TND.

Mr. Phelan asked if there were any other questions or comments. There were none. Bill Hamel made a motion to close the public hearing. Kristina Dousharm seconded and all members voted in favor.

Board members discussed the limitations and potential of the site a bit more and generally agreed that the proposed project does close off some options for future development but creates some opportunities as well.

The Board reviewed a conditional approval resolution and made some revisions. Kristina Dousharm moved to adopt as revised. Brian Kelly seconded and the motion passed unanimously.

**NEW BUSINESS**

**Savona's Restaurant – 7249 South Broadway- site plan**

Presentation of application to install an 865 Sq. Ft. seasonal outdoor patio in front to the building and related landscaping.

Applicant's representative Rob Dupont was present. He gave an overview of the project. He presented calculations for lot coverage to the board. The Board and applicant reviewed comments from Michele Greig dated 5-6-19. The Board generally agreed to waive the requirement for trash receptacles outside.

A Public Hearing was scheduled for May 20.

**NYS DEC – Tivoli Kayak Launch – LWRP**

Review proposal for compliance with the Town LWRP

Michele Greig described the DEC’s kayak and canoe launch project. The Board reviewed the project for consistency with the Local Waterfront Revitalization Program (LWRP).

Brian Kelly moved that the project is consistent with the LWRP. Bill Hamel seconded and the motion was carried unanimously.

**OTHER BUSINESS**

**Request for extension – Preserve at Lakeskill**

Project engineer Mike Bodendorf and attorney John Wagner were present. Bill Hamel recused himself.

The Board reviewed a memo from Mr. Wagner dated April 26 outline outstanding issues.

Regarding the road opening permit requirement, the applicants said they had applied for a permit from the Town Highway Superintendent but have not had a response. Mr. Phelan said that the problem is that the Planning Board’s engineering consultant does not think that the proposed retaining wall and road improvements can be completed successfully without encroaching on private property, and the Highway Superintendent is relying of the engineer’s approval of the plan before issuing a permit.

Mr. Wagner said that the applicant hired an engineer who determined that the work could be done. Mr. Phelan suggested that the applicant share the report with the Planning Board’s engineer.

Mr. Wagner said he would ask Planning Board attorney Joel Sachs to set up a meeting including Mr. Wagner, Mr. Sachs and the Planning Board’s engineering consultant to try and resolve the issue.

Mr. Phelan asked for a motion to grant a 90 day extension. Kristina Dousharm said she would abstain because she did not have enough information. Because four votes are needed to grant the extension, the matter was tabled until the next meeting.

**ADJOURNMENT**

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

Respectfully submitted,

Kathleen Flood  
Clerk for the Board