

TOWN OF RED HOOK PLANNING BOAR
DRAFT MEETING MINUTES
July 6, 2020

Chairman Sam Phelan called the meeting to order at 7:30 pm. Mr. Phelan assured compliance with the NYS Open Meetings Law regarding the use of videoconferencing the meeting utilizing the Zoom internet platform.

A quorum was determined present for the conduct of business. Members present: Sam Phelan, Brian Kelly, Kristina Dousharm, Lewis Rose and Lisa Foscolo. Also present was planning consultant Michele Greig. Kallie Robertson and Vanessa Kichline were absent.

Brian Kelly moved to accept the draft minutes for the July 6 meeting. Lisa Foscolo seconded and all members voted in favor.

Mr. Phelan announced that Michael Ruella has withdrawn his application for subdivision.

PUBLIC HEARINGS

7:35 Kotler – 987 River Road - Site Plan and Certificate of Appropriateness

Public hearing on application to construct an 833 SF one-story addition on a two-story house in the Limited Development and Historic Landmark Overlay Districts.

Board member Kristina Dousharm recused herself. Mr. Phelan read the public hearing notice that was published in the Poughkeepsie Journal to open the hearing.

Applicant's representative Dawn Santiago of Kristina Dousharm Architecture PLLC was present. She gave an overview of the project and presented elevations for the proposed addition and photos of the existing structure. She said that the barn doors on the addition would be operable in response to a comment from the Design Review Committee.

Mr. Phelan asked if there were any questions or comments from the Board. There were none. Ms. Santiago read comments received from the DRC, who recommended the granting of a Certificate of Appropriateness.

Lisa Foscolo moved to close the public hearing. Lew Rose seconded and all members voted in favor.

Mr. Rose moved to grant a certificate of appropriateness. Ms. Foscolo seconded and the motion carried unanimously.

OLD BUSINESS

Renee Wagar Accessory Apartment – 102 Yantz Road – Special Use Permit

Continued discussion of application for special permit for an accessory apartment on a 3-acre parcel located in the RD3 Zoning District.

Renee Wagar was present. Mr. Phelan said that the application originated in 2016, and it was determined that the septic system needed to be improved. Mr. Phelan asked if the apartment was within the building. Ms. Wagar replied yes. She said it is a one-bedroom apartment on the first floor. Parking was shown in a photograph.

The Board reviewed comments from Michele Grieg dated 7-31-20, and a letter from the Board of Health approving the septic system for a four-bedroom home. Mr. Phelan asked if there were any questions from Planning Board members. There were none. The Board generally agreed that the parking area was sufficient. A public hearing was scheduled for Sept. 14.

NEW BUSINESS

Eden Knolls - 124 Martins Lane - Certificate of Appropriateness

Presentation of application to renovate an existing guest house and an existing granary building on a 144.5-acre parcel in the Historic Overlay district.

Owner Suzy Welch and representatives Scott Sottile and Kristina Moscow of Ferguson & Shamamian Architects, LLC were present. Mr. Sottile and Ms. Moscow gave a history of the property and presentation of the proposed projects. Ms. Welch spoke about her plans for restoring the historic home and surrounding property to its original beauty.

Mr. Sottile noted that Scenic Hudson holds a conservation easement on the property, and asked if Planning Board approval was needed to change the exterior colors of the main building. Mr. Phelan replied no, painting is considered maintenance. Mr. Phelan asked if any new buildings would be built. Ms. Welch said probably not, however some of the equestrian barns might be removed. Mr. Phelan and Michele Greig reviewed the types of actions which would require a Certificate of Appropriateness, including the demolition of buildings.

A Public Hearing was scheduled for Sept. 14. Mr. Phelan encouraged Board members and members of the DRC to visit the site. Ms. Welch said she would be pleased to host a site visit.

PUBLIC HEARING

7:40 Winnakee and Feldman Lot Line Alteration

Public hearing on application to convey .074 acres from a 245.094 parcel to a 1.36-acre parcel in the RD-3, Historic Landmarks Overlay and Scenic Corridor Overlay Districts.

Sam Phelan recused himself and Brian Kelly took over as chairperson. Mr. Kelly read the public hearing announcement that was published in the Poughkeepsie Journal. Kristina Dousharm moved to open the public hearing. Lisa Foscolo seconded and all members voted in favor. Applicant's representative Warren Rosenthal was present. He described the project.

Mr. Kelly asked if there were any questions or comments from the public or Board members. There were none.

Lew Rose moved to close the public hearing. Kristina Dousharm seconded and the motion passed unanimously.

The Board reviewed a draft approval resolution. Kristina Dousharm moved to adopt it. Lew Rose seconded and, by roll call, all members voted in favor.

OTHER BUSINESS

Mr. Phelan took over as chair.

Extension Request – The Preserves at Lakeskill

Mr. Phelan gave some background information about the subdivision for newer Board members. Applicants attorney John Wagner and project Engineer Mike Bodendorf were present.

Mr. Wagner discussed progress with the conditions or approval, particularly the fully executed Memorandum of Understanding (MOU) with the Dutchess County Water and Wastewater Authority and executed easements which were required by the Dutchess County Health Department.

Kristina Dousharm expressed irritation with the repeated requests for extension because each time the applicant says they are near conclusion. Mr. Bodendorf said that they could not control when the Health Department's will sign the plans. He said they have had them since approximately April.

Mr. Phelan asked Michele Greig to review the conditional approval passed by the PB and prepare a list of actions/items required to meet each of the conditions. She should then share it with Mr. Wagner who should prepare a dossier of all documents required to demonstrate that the condition has been met. Ms. Dousharm requested that he supply prospective dates of approval for those conditions not yet met.

Lew Rose moved to grant an extension of 90 days. Brian Kelly seconded, and all members voted in favor.

Extension Request – Shafer's Hudson Valley

Applicant Vanessa Shafer was present. She said that the lawsuit brought by her neighbors challenging the project continues to be litigated, and probably will be for about 2 more years. Ms. Shafer asked if it was possible to get a longer extension than 90 days due to the situation.

Michele Greig reviewed the language in the Town Code and said she thought that the Board could grant an extension of 6 months. Lew Rose commented that such a long extension could provide the litigators another theory as to why they might challenge whatever happens.

Mr. Phelan said he was inclined to go along with Mr. Rose. He asked planning staff to provide a history of the extensions thus far. Brian Kelly made a motion to grant a 90-day extension for site plan and special permit. Kristina Dousharm seconded and all members voted in favor.

Pre-Application Discussion – Sheehan to Ackerman Lot Line Adjustment

Mr. Sheehan was not present.

ADJOURNMENT

There being no further business before the Board, Brian Kelly made a motion to adjourn. Lisa Foscolo seconded and all members voted in favor.

Respectfully submitted,

Kathleen Flood
Clerk for the Board