

**TOWN OF RED HOOK PLANNING BOARD
DRAFT MEETING MINUTES
February 1, 2021**

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 Karen Smythe. Also present were planning consultant Michele Greig and Planning Board Clerk Kathleen Flood.

Brian Kelly moved to accept the draft minutes for the January 11 meeting. Kristina Dousharm seconded, and all members, by roll call, voted in favor.

Mr. Phelan announced that the Board's long-time attorney, Joel Sachs, passed away January 24. Board members and Ms. Greig took some time to comment about his contributions to Red Hook and his kind personality that made him such a pleasure to work with.

PUBLIC HEARING

Schultz Cottage Special Use Permit – 16 Echo Valley Road

Public hearing on application to convert a workshop above a garage to a cottage on a 3.7-acre parcel in the R1.5 Zoning District.

The applicant was not present, however the Board decided to open the public hearing in case Ms. Schultz was having difficulty joining the meeting due to the snowstorm.

Brian Kelly moved to open the public hearing. Lew Rose seconded, and the motion passed unanimously. Mr. Phelan read the public hearing notice that was published in the Poughkeepsie Journal.

Michele Greig gave an overview of the project using the most recent site plan submitted.

Mr. Phelan asked if there were any members of the public in attendance who wanted to comment on the project. Jen Cavanaugh, 14 Echo Valley Road, said the newly constructed garage is visible from her back yard. She requested that the exterior lighting be shielded and controlled by a timer. Mr. Phelan asked if the lights that are currently installed are a bother to her. Ms. Cavanaugh said they have not been on.

Brian Kelly asked about the proposed lighting. Ms. Greig described the lighting fixtures submitted, including two shielded gooseneck style lights, and two wall packs. She said a condition of approval could be that the lights are fully shielded, low caliber lights. Mr. Phelan said he would recommend requiring motion detector lights.

Ms. Cavanaugh also asked if the property would be rented for short- or long-terms. Mr. Phelan said he did not recall the applicant specifying what type of rental it would be.

Jennifer Howland, 14 Willard Road, asked about the long-term implications of short-term rentals. She asked what restrictions exist for the neighborhood. Mr. Phelan said that in most all residential-zoned areas accessory dwelling units are allowed with a Special Use Permit. He said the Planning Board's responsibility is to assure that accessory dwelling units comply with the zoning ordinance.

Brian Kelly moved to adjourn the public hearing to March 1 at 7:35. Lew Rose seconded, and all members voted in favor.

OLD BUSSINESS

Merrihew Minor subdivision – 7887 Albany Post Road

Continued discussion of application to subdivide a 6.885-acre parcel in the R1.5 Zoning District into three lots 1.825, 1.576 and 3.484-acres in size.

The Board acknowledged a letter from the applicant's engineer stating that the applicant has agreed to allow the planning board to extend the time needed to render a decision until such time as the applicant and his professionals evaluate the driveway slope issue and have prepared drawings demonstrating that the driveway can be made to conform to town specifications.

Nieuwenhuizen Amended Minor Subdivision – 5 Moxie Lane

Continued discussion of application to amend the Lexanne Acres Minor Subdivision, approved in 2009, to relocate the driveway entrance for lot #4 in the Agricultural Business Zoning District.

The applicant was not present.

Greig Farm Airstrip Amended Special Permit- 221 Pitcher Lane

Continued discussion of application to install a second grass airstrip on a 119-acre parcel in the Agricultural Business District.

Applicant Norman Greig was present. He said that he recently obtained a lot line alteration for the property so that he can fit both airstrips on the same lot and therefore a variance on is no longer necessary. Mr. Phelan said that when he measured to shortest distances from the ends of the runway to Pitcher Lane and Rockefeller lane, they measured less than the required 300 feet. Mr. Greig said he would have his surveyor correct the site plan and re-submit it.

Lew Rose asked if the proposal is to have a total of 2 airstrips on the property. Mr. Greig replied that it is. Mr. Rose asked why two airstrips are needed. Mr. Greig replied that the existing runway is better for windy conditions but the newer one is safer because it is longer. Karen Smythe commented that the proposed airstrip is shorter than the existing one. Mr. Greig said that there are trees and utilities at one end of the longer one that shorten the approach by about 400 feet. He added there would not be an increase in use of the airstrips.

Mr. Phelan asked if, as the approval granted by the Town Board for the existing runway specifies, Mr. Greig is 'in control' of every plane that takes off and lands there. Mr. Greig replied that the Town required him to get approval from the Federal Aviation Administration (FAA), and as a result, his airstrip was added to FAA maps, and he cannot control who might want or need to land there. He gave an example of a flight school in Kingston that might have students practice emergency landings. Mr. Phelan asked how often planes that are not controlled by Mr. Greig land on the airstrip. Mr. Greig replied maybe once per month.

Mr. Rose requested clarification from Mr. Greig regarding pilots unknown to him using the established airstrip. Mr. Phelan said that he saw a reference to 'Greig international airstrip' on the Greig Farm website, and although he appreciates that it is meant to be humorous, he feels it is soliciting people to use the airstrip, which is not in compliance with the existing special use permit. Mr. Greig said he would have any mention of the airstrip taken off the website.

Mr. Phelan said that it is hard for people to understand the need for two runways, and people are concerned that the usage is not being limited to those planes that Mr. Greig operates or controls. Moreover, Mr. Phelan said there seems to be no viable agricultural use of the airstrip lands, but rather a pleasure use. Mr. Rose agreed. Brian Kelly commented that he understood the aviation argument for the two runways, but he was unsure how it jives with the existing approval. He asked if the existing approval specified that the runway be for agricultural use only. Mr. Greig replied no.

Kristina Dousharm said part of the problem is that the airstrip is listed as an airport on FAA maps, which takes control away from the Grieg family. Mr. Greig said his airport is listed on the FAA maps as private, with instructions to call to obtain permission to land, but no one ever does. He reiterated that unexpected, landings by unknown pilots may happen very infrequently.

A public Hearing was scheduled for March 1.

NEW BUSINESS

ABCider, LLC Tasting Room Site Plan – 229 Pitcher Lane

Presentation of application to establish a hard cider tasting room in the Agricultural Business District.

Applicant Martin Bernstein was present. He gave an overview of the project. He said that is would primarily be a 'grab and go' retail shop selling cider and beer. He said that an outdoor seating area with about 4 picnic benches in a fenced off area will be provided. He said snacks will be offered but not prepared food. Indoor seating is not proposed, except from some benches for people who are waiting for grab-and-go.

Lew Rose asked about how much traffic the business would attract. Mr. Bernstein said that is a difficult question to answer; that most of the traffic is brought in by the Grieg Farm market, and his tasting room will be another option for visitors to the Market.

Mr. Phelan asked about the hours of operation. Mr. Bernstein said the hours would be according to the application, which states Thursday to Monday 12- 8 pm.

The outdoor seating area was discussed, including the various options allowed to contain the area. Sign regulations were also discussed. Mr. Bernstein asked about the use of feather banners and sandwich boards. Kristina Dousharm said she did not think removable signage is addressed in the Zoning Ordinance.

Ms. Dousharm moved to declare the project Type II under SEQR. Brian Kelly seconded, and the motion passed unanimously. A public hearing will be held March 1.

Panorama Schoolhouse Special Use Permit – 14 Linden Farm Lane

Presentation of application to establish a child daycare center in the RD3 Zoning District.

Applicants Josh Bardfield and Jennifer Manion were present. Ms. Manion gave an overview of the project. They propose to provide care for 24 children ages 2-4 utilizing the first floor of the house.

Traffic patterns and parking were discussed. The applicants said signage would be minimal, if any.

Brian Kelly moved to designate the project Type II under SEQR. Karen Smythe seconded and all members voted in favor.

A public hearing will be held March 1.

ADJOURNMENT

Mr. Phelan extended a formal welcome to new board member Karen Smythe.

The Board briefly discussed the value of moving project reviews along quickly vs making sure that all factors are considered before moving to the next step e.g. scheduling public hearings before site plans are fully engineered. Agreement was reached that only meeting once per month tends to slow down the review time which can be a hardship for applicants.

There being no further business before the Board, Lew Rose made a motion to adjourn. Kristina Dousharm seconded, and all members voted in favor.

Respectfully submitted,

Kathleen Flood
Planning Board Clerk