

TOWN OF RED HOOK PLANNING BOARD
APPROVED MEETING MINUTES
February 3, 2020

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, Brian Kelly, Vanessa Kichline and Kristina Dousharm. Kallie Robertson and Lisa Foscolo were absent. Also present was planning consultant Michele Greig.

Brian Kelly moved to approve the draft meeting minutes of December 16, 2019. Kristina Dousharm seconded and all members voted in favor.

OLD BUSINESS

Rhinebeck Party Rental – 8110 Albany Post Road - Amended Site Plan

Continued discussion of application for amended site plan for change of business use.

Applicants Geronimo and Blanca Lavariega were present.

The applicants first applied for the Amended Site Plan three years ago. Since then, the zoning regulations were changed, and now the project is subject to the new standards of the newly established Hamlet Business District (HBD).

Mr. Lavariega gave an overview of changes he had already made to the site at the behest of the Planning Board when it was considered to be in the B1 zoning district. Mr. Phelan asked if the number of curb cuts at the site had been reduced. Mr. Lavariega replied no. Mr. Phelan asked the applicants to submit photos of their sign and dimensions.

Mr. Phelan said the most significant issue is that no parking allowed in the front yard under the HBD. Mr. Lavariega said he could eliminate the existing parking spaces in the front because he does not need them. Mr. Phelan said that there would still need to be an area to accommodate parking for potential future owners of the site. It was determined that parking could be moved to the rear and side of the building. Mr. Lavariega agreed to plant grass where the parking is currently in the front.

The Board and applicants reviewed comments from Michelle Greig dated 1-30-20. It was determined that the use is allowed.

Ms. Greig noted that the planters and sign shown on the site plan are within the Department of Transportation (DOT) and Town Highway right of ways. The Board agreed with her recommendation that the applicant provide letters from the DOT and the Town Highway Department to verify that they allow the planters and sign.

Changes to the area and bulk regulation tables were discussed. Ms. Grieg asked if the size of the curb cuts be reduced on Route 9 and Pitcher Lane Extension. Ways to control ingress and egress were discussed, and manufacturer's cut sheets for the lighting were requested by the Board.

Minor changes to the site plan were discussed to bring the property into compliance. It was determined that 4 parking spaces would be required. Ways to enclose or shield the dumpster were also discussed. Because it is a small 2 yard dumpster, the Board felt that it could be screened with plantings rather than a fence.

The applicants will return before the Board in March.

Michael Ruella – 375 Route 199 – Minor Subdivision

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

Applicants Michael Ruella and his son Michael were present.

Mr. Ruella Sr. said two home sites are proposed for the subdivision. Mr. Phelan asked if the property has an agricultural exemptions. Mr. Ruella replied no. He said the land is not farmed, but parts of the property are hayed. The applicants agreed to provide soil types and other resources on the plat.

Comments from Michele Greig dated 2-4-19 were reviewed. The Board and applicants discussed the pros and cons of conservation easements and farmland protection plans, one of which will be required to protect the agricultural resources of the land.

Mr. Phelan reviewed the requirements for the subdivision of land in the ABD and considerations for development on a scenic road (Route 199). Changes were made to the Environmental Assessment Form.

Mr. Phelan suggested that Board members visit the site.

NEW BUSINESS

Rokeby Heliport – 7211 Albany Post Road – Site Plan and Special Use Permit

Presentation of Application to construct and use a 2,933 SF helipad on a 17.72 acre parcel in the Agricultural Business District.

Applicant Jeffery Bennett and attorney Warren Replansky were present.

The Board and applicant reviewed comments from Michele Greig dated 2-3-20.

Mr. Replansky said he recommends that the applicant complete business before the Zoning Board of Appeals (ZBA) to obtain five area variances before returning to the Planning Board for Site Plan and Special Use Permit approval.

Kristina Dousharm moved to resolve that the Planning Board circulate to the DOT for SEQR Lead Agency. Brian Kelly seconded and the motion passed unanimously.

Kittner COA – 1 Wildey Road – Certificate of Appropriateness

Presentation of application to construct a two story , 24' xx 28 ' garage on a .82 acre parcel in the hamlet of Barrytown.

Applicant Cary Kittner and Jerry Kelly were present.

Sam Phelan said a generally positive recommendation had been received for the project from the Hamlet Design Review Committee.

Ms. Kittner said that she is currently before the ZBA for two variances. Mr. Phelan said he would be reluctant to grant a Certificate of Appropriateness before the variances are granted. The applicants agreed to return if the variances are granted.

OTHER BUSINESS

Extension request – Preserve at Lakeskill

Applicant’s representative attorney John Wagner was present. He gave an overview of progress that has been made since the last extension was granted.

Brian Kelly moved to grant a 90 day extension retroactive to Dec. 27, 2019. Vanessa Kichline seconded and all members voted in favor.

ADJOURNMENT

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

Respectfully submitted,

Kathleen Flood
Clerk for the Board