

**TOWN OF RED HOOK PLANNING BOARD
DRAFT MEETING MINUTES
September 14, 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, and Planning Board attorney Joel Sachs. Kallie Robertson and Vanessa Kichline were absent.

Brian Kelly moved to accept the draft minutes for the August 3 meeting. Lew Rose seconded and all members voted in favor.

Mr. Phelan said three Board members, Kallie Robertson, Vanessa Kichline and Lisa Foscolo, have submitted their resignations. Ms. Foscolo has agreed to continue serving as an alternate Board member. He said that until new members are installed, all decisions made by the remaining Board members must be unanimous to pass. He asked Board members to recommend people who might be interested in serving on the Board.

PUBLIC HEARINGS

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

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

Sam Phelan read the public hearing announcement that was published in the Poughkeepsie Journal. Lew Rose moved to open the public hearing. Brian Kelly seconded and all members voted in favor.

Renee Wagar was present. She described her project and answered some questions from Mr. Phelan about the septic system, parking and related issues.

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

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

Lew Rose then made a motion to rescind the SEQR determination of November 7, 2016, and adopt a Type II SEQR resolution. Kristina Dousharm seconded and the motion carried unanimously.

The Board reviewed a draft approval resolution. Brian Kelly moved to adopt it. Lisa Foscolo seconded, and all members, by roll call vote, voted in favor.

Eden Knolls - 124 Martins Lane - Certificate of Appropriateness

Public Hearing on application to renovate an existing guest house on a 144.5-acre parcel in the Historic Overlay district.

Sam Phelan read the notice of public hearing that was published in the Poughkeepsie Journal. Kristina Dousharm made a motion to open the hearing. Brian Kelly seconded and all members voted in favor.

Applicant Suzy Welch and Applicant's representatives Scott Sottile and Kristina Moscow were present. Mr. Sottile and Ms. Moscow gave a presentation of the project and the history of the property.

Mr. Phelan asked if there were any questions or comments from the public. There were none. Mr. Phelan inquired about the color of the house. Mr. Sottile said Scenic Hudson has approved painting the guest house the same color as the main house. Kristina Dousharm read the comments the Board received from the Design Review Committee recommending a Certificate of Appropriateness be granted.

Lew Rose moved to close the hearing. Brian Kelly seconded and all members voted in favor.

The Board reviewed a draft Certificate of Appropriateness. Kristina Dousharm moved to adopt it. Brian Kelly seconded and all members, by roll call vote, voted in favor.

OLD BUSINESS

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

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

Applicant's attorneys Warren Replansky and Emily Stetson were present. Mr. Phelan gave a recap of how the project is proceeding through the planning and zoning process. The project requires two variances from the Zoning Board of Appeals and Site Plan approval from the Planning Board. Earlier this year it was determined that the Planning Board would act as lead agency for SEQR. A SEQR declaration must be determined prior to the ZBA rendering a decision, and that is the Planning Board's focus presently.

Mr. Replansky gave an overview of the project and addressed some questions raised in Michele Greig's letter dated 9-11-20. In particular, he noted that his client, Jeffrey Bennett, estimates that he would use the heliport for 2-4 flights per month, including night-time landings. The Robinson R-44 helicopter would be wheeled into the existing barn on site for storage. He said the heliport would be used exclusively by Mr. Bennett, however if the Town was interested, he would allow emergency uses. Mr. Replansky also discussed low impact lighting, flight patterns, and noise and vibration, which will be discussed in greater detail at the public hearings and informational meeting.

Mr. Replansky acknowledged the Planning Board's scheduling an informational meeting for the public and the ZBA October 5. He submitted a revised Environmental Assessment Form.

Kristina Dousharm said her main concern is noise, and the impact on the adjacent neighborhood. She also inquired about the size of the helipad, and how large a helicopter it would be able to accommodate, with respect to the noise level.

Mr. Phelan asked what the main use of the property is. Mr. Replansky said there may be some agricultural activity, but to his knowledge the barn is mainly used to store the helicopter. Mr. Phelan asked if the owner had a residence on the property. Mr. Replansky said the owner does not live on that

particular property. Lew Rose said residents under proposed flight patterns should be notified for the informational meeting. He also said he was concerned about the lighting, and is skeptical about the information provided by the helicopter company regarding decibel levels.

Lisa Foscolo agreed with Ms. Dousharm about noise and impact on neighbors being a main issue, as well as flight patterns. Brian Kelly agreed, especially with respect to noise at night.

Planning Board Attorney Joes Sachs noted that the Planning Board could enlist a consultant to review studies submitted by the applicant.

The Board and Mr. Replansky discussed the format for the informational meeting, which will take place at the Planning Board's next meeting October 5.

The Board reviewed a resolution declaring the Planning Board as Lead Agency for SEQR. Lew Rose moved to adopt it. Lisa Foscolo seconded, and all members, by roll call, voted in favor.

NEW BUSINESS

Trevor and Johanna Baker-107 Old Post Road North- Certificate of Appropriateness

Presentation of Application to replace concrete stairs with wooden stairs and deck on an .575-acre parcel in upper Red Hook.

Mr. and Mrs. Baker were present. They gave an overview of their project. Comments from the Design Review Committee recommending that the project be granted a Certificate of Appropriateness were reviewed.

Brian Kelly made a motion to waive a public hearing because the project is small and not in the public view. Lisa Foscolo seconded and all members voted in favor.

The Board reviewed a draft Certificate of Appropriateness. Brian Kelly moved to adopt it. Kristina Dousharm seconded and all members, by roll call, voted in favor.

Gendron to Decicco- Teator Lane- Lot Line Adjustment

Presentation of application to convey .264 acres from a 19.077-acre parcel to an adjoining .619-acre parcel in the Agricultural Business District.

Applicant Vince Decicco was present. He gave an overview of the project.

The Board reviewed comments from Michele Greig dated 9-14-20. She noted that the land being transferred was in the Agricultural business District, however it is a very small transfer of .264 acres.

Brian Kelly made a motion to classify the project as a type II action under SEQR. Brian Kelly seconded and all members voted in favor.

A public hearing was scheduled for Oct. 5.

Denu Cottage – 243 Feller-Newmark Road – Special Use Permit

Presentation of application for a cottage on a 4.82-acre parcel in the RD3 Zoning District.

Applicant Brian Denu was present. He gave an overview of the project. He said he had remodeled the living space to be compliant with the zoning code according to the Building and Zoning department.

Michele Greig commented that the revised floor plan shows ceilings at 7 1/2 feet whereas the zoning code allows less than 7 feet.

Mr. Phelan asked about septic and water. Mr. Denu said he has a two-bedroom house, and his 3-bedroom septic system will serve both his house and the cottage. Michele Greig said a letter from the Board of Health certifying the septic system should be added to the file, as well as a project description stating that the cottage is within an existing garage; that there is no more than one accessory dwelling unit on the property; that the project is within the Town's setback regulations for the front, sides and rear of the property; and that two parking spaces are provided for each dwelling. Mr. Phelan also asked Mr. Denu to submit a site plan or photos that show parking and the driveway. Ms. Greig inquired about outside lighting. Mr. Denu said a light is installed on the corner of the cottage overlooking the parking area.

Brian Kelley moved to adopt a Type II SEQR resolution. Lew Rose seconded and all members voted in favor.

A public hearing was scheduled for Oct. 5.

7 Pines Minor Subdivision Amendment – Norton Road

Presentation of Application to relocate building envelopes on two lots of an approved subdivision in the RD3 Zoning District.

Applicant's representative Marie Welch and Winnakee Land Trust representative Warren Rosenthal were present. Ms. Welch said the original subdivision was established in 2007, and has a conservation easement with Winnakee Land Trust. The project proposes moving the building envelopes of lots 1 and 6.

After discussing the proposed project, it was determined that the wetlands delineation on lot 1 has expired and needs to be verified again. It was also decided that two separate applications would be made.

Mr. Rosenthal said that Winnakee approves of the proposed changes.

The Board and Ms. Greig discussed the SEQR Negative Declaration originally adopted for the project and the scenic views. The board and applicants agreed that Lot 1 is problematic due to the wetlands. Ms. Welch agreed to proceed with having the wetlands delineated, and invited Board members to contact her for a site visit.

Merrihew Minor subdivision – 7887 Albany Post Road

Presentation 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.

Surveyor Marie Welch was present. She explained that the subdivision was approved in 2007 however the applicant let the approval expire.

Michele Greig reviewed her comments of 9-14-20. She recommended that the Planning Board engineer review the septic systems and driveway grades. Agricultural setbacks and Scenic Corridor issues were discussed. Ms. Greig recommended looking further at these items before concluding SEQR and moving on a public hearing. Mr. Phelan encouraged Board members to look at the site.

Lisa Foscolo moved to adopt a SEQR resolution declaring the project as an Unlisted Action. Kristina Dousharm seconded and all members voted in favor.

Greig Farm Airstrip Amended Special Permit- 221 Pitcher Lane

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

Norman Greig was present. He gave an overview of the project. He said the objective is to have a longer airstrip for general safety. The proposed airstrip is 2 acres of grassland, 3400 feet long.

Low Rose asked if there would be more activity. Mr. Greig replied no.

Mr. Phelan asked if the Grieg Farm would continue to comply with the conditions of the original airstrip. Mr. Greig replied that he would appreciate an allowed increase in landings and takeoffs that reflects more accurately how much he actually uses the airstrip. Currently he is allowed only one takeoff and landing per week.

Mr. Phelan said a variance would be required, according to a memo from planning consultant Ted Fink dated 9-14-20. The Zoning Law states that “no landing or takeoff area for aircraft shall be located within 300 feet of any property line or street line”. The proposed airstrip is within 300 feet of Pitcher Lane and Rockefeller Lane as well as adjoining property lines.

Brian Kelly moved to adopt a resolution Establishing Lead Agency for an Unlisted Action. Lisa Foscolo seconded and all members voted in favor. Mr. Greig was referred to the Zoning Board of Appeals.

OTHER BUSINESS

Pre-Application Discussion – Bard College

Architect Peter Sweeny and Bard College representatives Randy Clum and Mark Halsey were present.

Mr. Sweeny gave a visual presentation of two projects proposed for the Bard College campus; an 1800 Square foot addition to the building that houses the music practice rooms, and a 500 square foot addition to the Fisher Arts Building.

Mr. Phelan said that in the past, the College has simply updated their Master Plan for small projects such as these. However, he said that it was determined a few years back that the College never obtained Site Plan approval when Kline Commons was built. He said the College must correct that violation before the Board can consider new projects.

Mr. Sweeny asked if the new projects could be considered concurrently with obtaining site Plan approval for the existing building. Mr. Phelan said he felt that the Planning Board could not process new projects when a violation exists. He said the College initiated a process for an updated master plan several years ago, however the process was withdrawn by the college.

The college representatives agreed to look further into the matter of Kline Commons.

Pre-Application Discussion – Jessica Fuda – 250 Lasher Ave.

Jessica Fuda was present. She said she and her husband are considering purchasing a property of Lasher Ave. And they were inquiring what type of Planning Board approval might be required to construct a driveway over a flood zone and Federal Wetlands.

Mr. Phelan said he would get some information and get back to them as soon as possible.

ADJOURNMENT

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

Respectfully submitted,

Kathleen Flood
Clerk for the Board