

**TOWN OF RED HOOK PLANNING BOARD
DRAFT MEETING MINUTES
DECEMBER 17, 2018**

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, Kallie Robertson and Brian Kelly. Lisa Foscolo was absent. Also present was planning consultant Michele Grieg.

Brian Kelly made a motion to approve the draft Dec. 3 minutes. Kristina Dousharm seconded and all members voted in favor.

PUBLIC HEARING

Pfaff Lot Line Alteration – 283 West Kerley Corners Road

Public Hearing on application to convey ± 1.432 acres of land from the ± 8.982 acre Cider Studios, Inc. parcel to the adjacent ±0.768 acre West Kerley, LLC parcel. The resulting parcels will be ± 7.55 acres and ± 2.2 acres in size. Both parcels are already developed with a single family home and individual water and sanitary sewage disposal systems.

Applicant's representative Marie Welch was present. Sam Phelan opened the hearing by reading the public hearing notice that was published in the Poughkeepsie Journal. Ms. Welch gave an overview of the project.

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

Bill Hamel moved to close the hearing. Kristina Dousharm seconded and the motion was carried unanimously.

The Board reviewed a draft Conditional Approval Resolution. Bill Hamel made a motion to adopt it. Kristina Dousharm seconded and all members voted in favor.

NEW BUSINESS

MC Acres / Treu / Weckesser Minor subdivision and Lot Line Alteration – Middle Road

Presentation of sketch plan application. MC Acres, Inc. proposes to transfer 2.513 acres to lands of Weckesser; Weckesser proposes to transfer .145 acres to MC Acres. MC Acres proposes to transfer 1.212 acres to lands of Treu, and subdivide the remaining MC Acres lands into 2 parcels 22.218 acres and 38.829 acres in size.

Applicant Dave Vosburgh and Tom Weckesser were present. Mr. Vosburgh and the Board discussed the history of the property, and he described the lot line alterations.

Michele Grieg reviewed her comments dated 12-13-18. She said that the Board had approved three subdivisions in 2010, 2011 and 2013 but the conditions of approval were never met and the projects lapsed. In 2006 (last revised in 2017), a Farmland Protection Plan was filed with the Town and County for the property formerly known as Kesicke Farms Inc., which includes the 58.77 MC Acres parcel in this application. In 2013, when the Planning Board conditionally approved a subdivision of the same lands,

the 'Four Step Design Process' required for conservation subdivisions was waived by the Planning Board. Ms. Grieg recommended in her memo that the applicant should submit a copy of the plat approved in 2013 so the Board can compare it with the current proposal and determining whether the waiver is still relevant or needs to be revised.

The Farm Protection Plan filed also included protections for the Hucklebush Rail Trail (HRT), part of a regional network of trails included in the *Town of Red Hook Trails Plan*. The Board agreed with Ms. Grieg's concern that the proposed project could potentially impact the future development of the trail. In her comments, Ms. Grieg wrote that the proposed lot line alteration enlarging the Weckesser property would make these lands available for development. She said that the Planning Board had spent considerable time in its initial review of these lands discussing protection of the rail trail, and the Weckesser lot was originally configured to ensure that the railroad right-of-way would remain in as undeveloped a state as possible to allow for potential future development of the trail. In addition, the proposed subdivision would create one or two new driveways bisecting the HRT, in addition to one existing driveway crossing.

Mr. Weckesser asked for clarification. Mr. Phelan explained that although there are no immediate plans to use the HRT, it has been designated by the Town as a key segment to be developed as a multi-use path. He compared the protection of the trail to protection of agricultural lands, noting that although certain lands may not be used for agricultural purposes, the Town protects them for posterity. Mr. Weckesser said it was his plan to eventually build a home on his property and indicated where he would like to site it, which was on the raised rail bed of the HRT. Mr. Phelan said that could be problematic. Discussion followed concerning trail protection, the Planning Board's obligation in that endeavor, and legalities that may apply.

This led to a conversation about building envelopes not shown on the plans, and driveways. The Board directed the applicants to establish building envelopes for each property, and to give more thought to the overall plan, based on the evening's discussion.

OTHER BUSINESS

Continued Discussion – Planning Board Escrow policy

Town Board member Christine Kane was present. The Board reviewed the Town's fee document as it was edited by the Town Attorney and found it acceptable.

ADJOURNMENT

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

Respectfully submitted,

Kathleen Flood
Clerk for the Board