

DRAFT
Town of Red Hook Planning Board
Meeting Minutes
March 1, 2010

CALL TO ORDER/ DETERMINATION OF QUORUM

The meeting was opened at 7:32 p.m., and a quorum was determined present for the conduct of business.

Members present — Chair Christine Kane and members Charlie Laing, Wil LaBossier, Sam Harkins, Sam Phelan, and Pat Kelly. Kris Munn was absent.

BUSINESS SESSION

Christine Kane confirmed the agenda as published. There were two announcements. The League of Women Voters announced that its “Keeping Pace with Energy Options” program had been rescheduled to Saturday, March 13. Christine Kane also reminded members about the Land Use Training sessions to be held Saturday, March 6 at the Institute for Ecosystem Studies in Millbrook.

The draft minutes from the February 1, 2010 meeting had been circulated to the members and reviewed. Sam Phelan made a motion to approve those minutes. Sam Harkins seconded the motion, and all members present voted in favor.

PUBLIC HEARINGS

Thomas Hesse & Gwendolyn Bellmann – 211 Barrytown Rd. – Certificate of Appropriateness

No one was present for the continuation of a public hearing on an application for a Certificate of Appropriateness to remove a building addition from an existing residence and to construct two new additions, on a + 3.5-acre lot in the H (Hamlet) Zoning District. Christine Kane said that when the hearing was last continued on February 1, the applicants were notified that they or their agent must appear at this meeting or the application would expire. The Board agreed that the applicants must start over if they wish to pursue the project.

REGULAR SESSION – OLD BUSINESS

REGULAR SESSION – NEW BUSINESS

Dominick and Libera Pozzuto – 466 Budds Corners Rd – Special Permit

Dominick and Libera Pozzuto were present with an application for a Special Permit to allow an accessory apartment in an existing residence on a 19.14-acre parcel on Budds Corners Road in the RD3 Zoning District.

The applicants said that they had begun the application process in 2008 but had allowed the review to lapse and realized that they must start over. They reminded the Board that the original house on the parcel had burned and that they had removed the debris, raised the foundation and brought in a modular home.

The Board noted that the applicants had submitted a letter from an engineer certifying that the new septic system would be adequate for the 3 bedrooms in the residence plus the additional bedroom in the accessory apartment. The members also noted that there was sufficient parking and an emergency egress in addition to the primary door to the apartment. Finally, all agreed that the square footage of the apartment was within the limits allowed by zoning regulations.

The Board then addressed the proposed outdoor lighting. Christine Kane said that the flood light at the corner of the building was adequately shielded but that it was described on the cut sheet as motion activated, which Mr. Pozzuto said was not accurate. Ms. Kane asked him to request the correct cut sheet for that light. The Board also said that the proposed light over the apartment door was not adequately shielded for the maximum 100 watt bulb that could be installed in the fixture. The applicants were asked either to choose a shielded fixture for the 100 watt bulb or to choose an unshielded fixture that could only take a bulb of less than 50 watts incandescent. The applicants agreed.

The Board then determined the project to be an Unlisted action under SEQR. Wil LaBossier made a motion to establish the Board as lead agency for the SEQR review. Pat Kelly seconded the motion, and all members present voted in favor.

The Board scheduled a public hearing for 7:35 p.m. on March 15, 2010, and directed the secretary to send out Ag Data Statements to farm operations within 500 ft. of the property.

OTHER BUSINESS

Bard College Village Dorm Expansion, Phase IV

The Board referred the revised Village Dorm Expansion plans to the Town Engineer for review and comments.

Vernal Pool Survey

Christine Kane read an e-mail dated February 23, 2010 from Conservation Advisory Council Chair Brenda Cagle asking for a letter of support for a proposed vernal pool survey, to be led by Dr. Michael Klemens, Senior Researcher at the Institute for Ecosystem Studies in Millbrook. The Board agreed to draft and send such a letter.

ADJOURNMENT

Since there was no further business to come before the Board, Sam Harkins made a motion to adjourn. Wil LaBossier seconded the motion, and all members present voted in favor.

Respectfully submitted,

Paula Schoonmaker