

**Town of Red Hook Planning Board
Minutes / Monday July 17, 2023**

Chairman Sam Phelan called the meeting to order at 7:00pm. A quorum was determined present. Members present were Arthur Salman, Maxine Coleman, and Ariadne Montare. Member Kristina Dousharm arrived at 7:05 pm. Also present were Planning Board Clerk Katie Khakhar in person, and Planning Consultant Ted Fink, via zoom.

Sam Phelan reviewed the agenda. Maxine Coleman moved to approve the draft minutes for June 26, 2023. Ariadne Montare seconded, and all present members voted in favor. Member Karen Smythe arrived at 7:10pm

PUBLIC HEARINGS

OLD BUSINESS

Bard College Residence Halls- Continued discussion of an application to construct 4 new residence halls and a small student center on Bard College Campus located in the Institutional District.

Applicant representatives, Laurel Reiter and Coleen Murphy, were present via zoom. Laurel Reiter gave a review of the response from SHPO which explained the artifacts found were significant and qualified the site for nomination to the historic register. The applicants decided to excavate all the remains for preservation so the site will no longer need protection. The board members clarified that the artifacts would need to be addressed otherwise it will be classified as significant impact and trigger a full SEQR review. A response from SHPO that accepts the excavation and preservation as a viable option will be required.

Ted Fink reviewed the Part 3 EAF that was prepared and drafted by the applicant. He noted updates with NYSDEC Natural Heritage and US Fish and Wildlife and a statement affirming the buildings would not be visible from public lands were still needed.

Ted Fink further explained a response from SHPO is needed to update the EAF and asked for more specific information to explain both the HVAC systems and the specific hours of construction. Laurel Reiter responded the HVAC will be Geo-Thermal.

Karen Smythe moved to set a Public Hearing subject to a response from SHPO by July 31, 2023, for August 7, 2023. Kristina Dousharm seconded and all members voted in favor.

Fox- Townsend Certificate of Appropriateness – Amended application for a Certificate of Appropriateness for the installation of a new fence located at 112 Old Post Road, located in the Hamlet District.

The applicants were not present. Sam Phelan explained this project is an amended application that was originally brought to the Planning Board in 2020. At that time, the Design Review

Committee submitted comments stating the proposed fence was too high but will need to review the amended application.

Karen Smythe made a motion to set a Public Hearing subject to a response from the Design Review Committee for August 21, 2023. Maxine Coleman seconded, and all members voted in favor.

Carson Power- Rhinebeck Solar Array –Site Plan/ Special Use Permit - Continued discussion of an application to construct a 5.0- megawatt AC Ground Mounted Community Solar Farm on a 37.4-acre parcel in the Agricultural Business District located at 7099 Albany Post Road.

Applicant Representatives Andrew Gordon and Owen Hooper were present via Zoom. Andrew Gordon explained he wanted to meet with the Planning Board to discuss further actions as the Zoning Board of Appeals cannot vote on the two submitted Variance Applications until the Planning Board makes a determination under SEQR.

The board discussed the requirements from the Army Corps of Engineers for construction on ACOE Wetlands. Andrew Gordon added it will take several months to get a response and requested the Planning Board to move forward in lieu of a response from the ACOE.

The board members requested the applicant submit a revised EAF part 1, an updated Site Plan utilizing the updated Delineation Wetlands and includes disturbances such as roads and equipment pads, array configuration, and related calculations.

The board generally agreed that a formal Stormwater Pollution Prevention Plan (SWPPP) would not be required for SEQR purposes, but would be required for Site Plan approval.

Ted Fink agreed to prepare a SEQR Part 2 to discuss at the next meeting. The applicant will draft a SEQR Part 3, for the board's subsequent review.

The board members agreed to a Site Visit.

NEW BUSINESS

Bard College Performing Arts Lab Building – Site Plan/ Special Use Permit / Certificate of Appropriateness – Presentation of an application to construct a new Performing Arts Lab on Robbins Road located on the Bard College campus in the Historic Landmark District

Applicant representatives Coleen Murphy, Bill Bialosky and Mike Tucker from Langen Engineering, were present via Zoom. Bill Bialosky gave an overview of the various components of the project, including building locations, design and materials, lighting, and landscaping.

The board discussed how much area was being disturbed and how this building will connect to the new Residence Halls. Bill Bialosky answered the area was defined on the plans and stressed they were planning on limiting how much area will be disturbed. He clarified this building will

connect to the existing roadways and pathways. The board members requested the applicants submit an overall view of the entire area to clarify the relationship between the all the buildings in this area of the campus.

Bill Bialosky explained the response from SHPO was received on the above grade sections and the archeological team is currently working on the next steps of recovery of artifacts. Coleen Murphy added the archaeologist is finishing the data recovery plan, but the reports say they found no ancient pit features below the plow zone.

The board members discussed the location of the Empire State Trail and requested clarification on the integration of the trail into this design.

Bradford Certificate of Appropriateness - Presentation of an application for a Certificate of Appropriateness to install I 100ft privacy cedar fence on parcel 220821 located at 45 Old Post Road North located in the Hamlet District.

Applicant representative Michele Platt was present in person. She gave an overview of the application and explained the fence was intended as a privacy fence to replace a natural barrier that was removed by the neighbor. She added she had planted trees and shrubs to replace the natural barrier, but it will take too long to grow and fill the area. She clarified the placement of the fence will not interfere with the existing easement.

The board members asked the applicants to submit images of the proposed fence.

Arthur Salman made a motion to set a Public Hearing August 21, 2023. Kristina Dousharm seconded, and all members voted in favor.

Devereux Foundation Site Plan- Site Plan -Presentation of an application to install an 8ft tall chain link fence 10ft set back from existing perimeter property lines on parcel 244300 located at 40 Devereux Way.

Applicant John Lopez was present in person. He clarified they received a Variance from the Zoning Board of Appeals for the 8 ft high fence. He gave an overview of the proposed fence and gates being used.

The board asked for clarification of the placement along the perimeter and the shape. The applicants clarified certain sections would be placed closer to the perimeter. The shape was determined by rock formations and a predisposition to try and make an area as large as possible. John Lopez added the fence will come close to a few neighbors, but they met with those neighbors to mitigate any issues.

Ted Fink reviewed his comments. The board reviewed the Type 2 SEQR resolution.

Kristina Dousharm moved to approve the Type 2 SEQR Resolution. Ariadne Montare seconded, and all members voted in favor.

Kristina Dousharm moved to set a Public Hearing for August 7, 2023. Karen Smythe seconded, and all members voted in favor.

Verse Works- 1077 River Road- Certificate of Appropriateness- Presentation of an application to for a 104sf expansion of the 2nd floor via new rear shed SS metal dormer on parcel 388906 located on 1077 River Road in the Historic Overlay District.

Applicant Vanessa Shafer, present in person, gave an overview of the planned renovations and the materials being used.

Kristina Dousharm made a motion to set a Public Hearing on August 21, 2023. Karen Smythe seconded, and all members voted in favor.

OTHER BUSINESS

Extension request Shafer's Hudson Valley- Extension request for Site Plan and Special Use Permit. Maxine Coleman made a motion to extend the deadline by 90 days. The new expiration date is October 16, 2023. Karen Smythe seconded, and all members voted in favor.

Verizon Cell Tower proposed in the Town of Rhinebeck – the Board Members discussed the Cell Tower proposed in the Town of Rhinebeck.

ADJOURNMENT

Karen Smythe moved to adjourn the meeting. Maxine Coleman seconded, and all members voted in favor.

The next regular meeting of the Town of Red Hook Planning Board will occur on Monday August 7, 2023 at 7:00 pm.

Respectfully Submitted,
Katie Khakhar, Planning Board Clerk