

Town of Red Hook Planning Board
Meeting Minutes / Monday November 7, 2022

Chairman Sam Phelan called the meeting to order at 7:30 pm. A quorum was determined present for the conduct of business. Members present at Town Hall: Sam Phelan, Kristina Dousharm, Arthur Salman, Lew Rose and Karen Smythe. Planning Board Clerk, Jordan Rosario, was also present at Town Hall. Consultants, Brandee Nelson and Ted Fink were present via Zoom.

Mr. Rose moved to approve the meeting minutes of October 17, 2022. Ms. Dousharm seconded, and all members voted in favor.

Mr. Phelan announced the meeting was being held virtually and at Town Hall, it was properly announced and publicized.

PUBLIC HEARINGS

Cara Silvernail Thomson – 68 Pitcher Ln – Special Use Permit

Extended Public Hearing on application to construct a 648 square foot cottage on a 3.01-acre lot in the RD3 district.

The applicant, Ms. Silvernail Thomson was present. She reviewed the minor changes made to the site plan as per the Planning Board's request at the October 17th meeting. There were no public comments. Mr. Rose moved to close the Public Hearing, Mr. Salman seconded and the motion passed unanimously. There were no questions or comments from the Planning Board. Mr. Phelan read a draft approval resolution. The Board decided to remove the first 2 conditions because they had been fulfilled, they also decided not to require motion sensor controls on exterior lights. Mr. Rose moved to approve the resolution with the discussed edits, Ms. Smythe seconded the motion and all members voted in favor.

1098 River Rd – Certificate of Appropriateness

Public Hearing on application to obtain a Certificate of Appropriateness to renovate and construct an addition on an existing historic structure on a .917 acre parcel in the Hamlet of Barrytown.

Ms. Dousharm recused herself from this discussion.

The Public Hearing Notice was read by Mr. Phelan. Mr. Rose moved to open the Public Hearing, Ms. Smythe seconded and all members voted in favor. The applicant's representative, Ayaka Hales from Kristina Dousharm Architecture was present on Zoom. Ms. Hales gave an overview of

the project showing the site plan, proposed exterior materials, and existing photos. A member of St. John's Church, which neighbors the property, was present and expressed the church's support of the project. There were no other public comments. Mr. Rose moved to close the Public Hearing, Mr. Salman seconded and all members voted in favor. Mr. Phelan read a draft Certificate of Appropriateness; Ms. Smythe moved to approve the certificate, Mr. Rose seconded and it was approved on a vote of 4 in favor, 1 recused, and 0 absent.

New Beginnings-Shafer Lot Line Alteration – 8059-8053-8049 Albany Post Rd

Public Hearing on application to alter the lot line of 8059 Albany Post Rd to give 1.008 acres to 8049 and 8053 Albany Post Rd.

Ms. Dousharm rejoined the meeting.

Mr. Phelan read the Public Hearing Notice. Mr. Rose moved to open the Public Hearing, Ms. Smythe seconded and all members voted in favor. Applicants Vanessa Shafer and Pete Hubbell (Mr. Hubbell represents New Beginnings) were present at Town Hall. Attorney Jon Crain, representing Dominique Tampone, was present at Town Hall, and attorney Warren Replenski, representing Vanessa Shafer, was present over Zoom.

Mr. Hubbell and Ms. Shafer gave an overview of the project using the proposed survey, New Beginnings agreed to sell 1 acre to the Shafers. Mr. Crain asked for clarification on which properties are involved in the application. The Board went through the application that was submitted. The application states that the 1 acre from the church will be divided between the Shafer's residential property and the Shafer's LLC property, which are adjacent to each other. The application also states that a portion of the Shafer's LLC property will be added to the Shafer's residential property. The Board asked Mr. Hubbell if the sale contract is between the church and Vanessa and Daniel Shafer, or the church and the Shafer's LLC. Mr. Hubbell replied that the church agreed to sell to Vanessa and Daniel Shafer and whatever they do with the property after that fact is not the church's concern. Mr. Replenski explained that there is 1 transaction for the sale of the acre from the church to the Shafer's, and that through merger deeds a portion of the property will be merged with the Shafer's residential property and a portion will be merged with the Shafer's LLC property. Mr. Crain stated that his client, the Shafer's neighbor Dominique Tampone, doesn't necessarily oppose this application but that they want to make sure this application is not connected to a modified motel project since the LLC property is involved.

Mr. Fink suggested that the application should be made clearer. Mr. Replenski asked the Board to extend the Public Hearing so that he can speak with the church's attorney and make sure everyone is on the same page and that the application is clear. The Board extended the Public Hearing to December 5, 2022.

Bard College: Montgomery Place Path & Pedestrian Bridge

Public Hearing on application to construct a pedestrian pathway connecting the Bard College Main Campus and the Montgomery Place Campus in the Historic Landmarks Overlay and Scenic Corridor Overlay Zoning Districts. The proposed path would begin at 1259 River Rd and continue until the Montgomery Place Visitor Center at 55 Montgomery Place.

Ms. Smythe moved to open the Public Hearing, Mr. Rose seconded and all members voted in favor. The following representatives were present over Zoom: Liz Axelson from CPL, Mike Schietzelt and Alexandra Vitulano from LaBella, and Amy Parella from Bard College. Ms. Axelson gave an overview of the project. She showed a site plan map illustrating the proposed pathway as well as an image of the proposed bridge. Mr. Schietzelt gave an overview of the lighting part of the project. He showed the proposed light poles and explained that the lights are on control switches. Mr. Schietzelt told the Board that the long term plan is to put all of the utility poles underground. Ms. Parella discussed Bard's tree removal plan, which she said was put together to remove as few trees as possible. Ms. Vitulano updated the Board on the status from SHPO regarding archeological studies/sites along the proposed pathway.

Mr. Phelan read a letter from Hudson River Heritage, which was not in favor of the lighting along the pathway. There were no other public comments. The Board asked about the timeline for each phase of the project; Ms. Parella replied that it is based on funding and the priority is the Visitor's Center at Montgomery Place. The Board asked the applicant to put together a summary of each phase and a projected timeframe. The Public Hearing was extended until the next scheduled meeting on November 21, 2022 on a motion by Ms. Smythe, which was seconded by Ms. Dousharm and voted in favor by all members.

OLD BUSINESS

Kasselman Solar -Craig Nevill-Manning PV Array-243 Woods Road, Tivoli – Site Plan, Special Permit & CoA

Continued discussion on application to install a ground-mounted medium solar energy system consisting of five arrays totaling 7, 336.56 square feet in size generating a total of 149.8 kW on a 19.226-acre parcel located at 245 Woods Road in the Limited Development, Historic Landmark Overlay and Scenic Corridor Overlay Zoning Districts.

The applicant's representatives, Jim Gardner and Loreen Harvey from Kasselman Solar, were present along with the applicant Craig Nevill-Manning. Mr. Gardner showed the screening plan and photos which were recently taken at a site visit. Mr. Phelan read a draft approval for Site Plan and Special Use Permit. The Board decided to remove the word "extensive" from the condition regarding the screening plan. The resolution was approved on a motion by Ms. Smythe with a second from Ms. Dousharm and a vote of 4 in favor and 1 against. Mr. Phelan read a draft Certificate of Appropriateness. Ms. Smythe moved to approve the certificate, Ms. Dousharm seconded and the motion passed on a vote of 4 in favor and 1 against.

Bard College Roof Mounted Medium Solar Array – Special Use Permit, Site Plan & CoA

Continued discussion on application to install a medium solar array on the roof of the Stevenson Athletic Center

The applicant's representatives, John O'Connor and Brendan Boland from Solar Generation were present over Zoom. They showed the updated site plan and went over the distance the array is from the Water Conservation and Flood districts. There will be no trenching necessary for this array. The array will be 275 kW and all power generated by the array will be used on site by Bard College.

Bard College Ground Mounted Solar Array – Special Use Permit, Site Plan & CoA

Continued discussion on application to construct a ground mounted solar array in a vacant field on the College campus.

The applicant's representatives, John O'Connor and Brendan Boland from Solar Generation were present over Zoom and showed the updated site plan. The Board asked if the area of disturbance calls for a Storm Water Protection Plan. Mr. O'Connor showed a table which breaks down the area of disturbance and calculates it to be less than 1 acre, therefore SWPP is not needed. Ms. Nelson recommended they complete an Erosion and Sediment Control Plan. The array will need to be moved slightly to the East in order to comply with the 1,000 foot minimum distance from the Flood-Fringe-Overlay District.

The Board said they will need to refer the application to the DEC to check for sensitive species in the area. The application will be referred to the Design Review Committee and Dutchess County, who will both have 30 days to review and comment. They will come back before the board at the December 5, 2022 meeting.

NEW BUSINESS

1018 River Rd – Certificate of Appropriateness

Presentation of application to obtain a Certificate of Appropriateness for the removal of an existing tennis and construction of a new 20' x 40' swimming pool and 8' x 10' spa.

The applicant, Ms. Heine and her representative Mr. Rabasco were present and gave an overview of the project. The Board will refer the application to the Design Review Committee, who will have 30 days to review and comment. A Public Hearing was scheduled for December 5, 2022.

OTHER BUSINESS

There was no other business before the Board.

ADJOURNMENT

There being no further business before the Board, Mr. Rose moved to adjourn. Ms. Smythe seconded and all members voted in favor.

Respectfully submitted,

A handwritten signature in cursive script that reads "Jordan Rosario".

Jordan Rosario

Resolution Granting Special Permit Approval Silvernail Thomson Cottage

Name of Applicant: Cara Silvernail Thomson

Whereas, the Town of Red Hook Planning Board has received an application for a Special Permit from Cara Silvernail Thomson to construct a new ±648 square foot cottage dwelling unit on a 3.01 acre parcel of land with an existing single-family dwelling identified as Tax Parcel ID No. 134889-6175-00-739369-0000 and located at 68 Pitcher lane in the R3 Zoning District in the Town of Red Hook, Dutchess County, New York; and

Whereas, the Planning Board has reviewed a survey of the parcel, a site plan and a proposed new septic system design and well location for the proposed cottage prepared by the applicant's engineer, D. F. Wheeler Engineers, P.C. dated 8/10/22 and updated to 8/19/22, showing: a) where the cottage will be located within the existing 3.01 acre parcel; b) the location of the proposed septic disposal system and well to serve the cottage; c) the location of two parking spaces to serve the cottage; d) floorplans and elevations for the proposed cottage; and e) related application file materials; and

Whereas, after comparing the thresholds contained in 6 NYCRR 617.4 and 5, the Planning Board on September 19, 2022 determined that the proposed project is a Type II Action that meets the thresholds found in 6 NYCRR 617.5(c)(11) and, therefore, SEQR does not apply; and

Whereas, the Planning Board has reviewed the application for Special Permit against the general standards for a special use permit found in § 143-51 of the Zoning Law and has found that the proposal complies with all of the general standards, including: the location and size of the use, and the nature and intensity of the operations involved are in harmony with the orderly development of the R3 District; the size of the site in relation to the use, the location, nature and height of the existing building in which the use will be located, and the nature and intensity of intended operations will not discourage the appropriate development and use of adjacent land and buildings, nor impair the value thereof; proposed traffic accessways will be adequate, and safe and accessible off-street parking will be provided; the general landscaping of the site is in character generally prevailing in the neighborhood; all structures will be readily accessible for fire and police protection; the character and appearance of the proposed accessory apartment will be in general harmony with the character and appearance of the surrounding neighborhood and shall not be more objectionable to nearby properties by reason of noise, fumes, vibration or flashing lights; and the use will be carried out in a manner compatible with its environmental setting and with due consideration to the protection of natural resources; and

Whereas, the Planning Board has reviewed the application for Special Permit against the specific standards for a cottage found in § 143-68 of the Zoning Law and has found that: a) the maximum gross floor area devoted to the cottage does not exceed 650 square feet; b) not more than

one cottage will be authorized on the residential premises and there is no existing accessory apartment associated with residential premises; c) the cottage will be supported by new water supply and sewage disposal facilities deemed suitable by the Dutchess County Health Department or a licensed professional engineer; d) the cottage will be in compliance with all provisions of the New York State Residential Building Code; e) all other applicable laws, ordinances and regulations will be complied with, and both a building permit and a certificate of occupancy will be obtained before occupancy; and f) the cottage satisfies all setback requirements set forth in the District Schedule of Area and Bulk Regulations; and

Whereas, the Planning Board has found the proposal complies with all other applicable sections of the Zoning Law; and

Whereas, on October 3, 2022, the Planning Board opened a duly noticed public hearing on the Special Permit application, at which time all interested persons were given the opportunity to speak, and the Planning Board closed the Public Hearing on October 3, 2022; and

Whereas, the parcel is located within 500 feet of a NYS certified agricultural district (Agricultural District 20) and the applicant submitted an Agricultural Data Statement dated August 23, 2022, which the Planning Board duly forwarded to all owners of farm operations within 500 feet of the subject parcel;

Whereas, the Planning Board considered the Agricultural Data Statement in its review of the application including four specific comments made by the adjoining owners of a farm operation (Liza and Frank Migliorelli) in an email to the Planning Board dated September 29, 2022; and

Whereas, the Planning Board provided specific responses to the adjoining farm owners to their comments at the public hearing held on October 3, 2022; and

Whereas, the Planning Board had deliberated on the application and all the matters before it.

Now Therefore Be It Resolved, that the Planning Board has determined that no new residential building lots or principal dwelling units will be created, and thus deems not applicable to this application the requirement for set-aside of recreation or other open space land or the alternative payment of a cash-in-lieu-of-land recreation fee; and

Be It Further Resolved, that the Planning Board hereby grants Special Permit approval to Cara Silvernail-Thomson for a cottage in accordance with the application materials and specifications enumerated and upon the following conditions:

- A. The following conditions shall be fulfilled prior to the applicant obtaining a Building Permit for the proposed cottage dwelling:

- (1) The applicant shall pay to the Town of Red Hook any outstanding fees due and owing for the review of this application.
 - (2) The applicant shall pay any and all outstanding escrow balances for consultant review.
- B. The following conditions shall be fulfilled prior to the issuance of a Certificate of Occupancy (CO) for the cottage:
- (1) All proposed improvements shall have been completed in accordance with the approved Special Permit.
 - (2) The applicant will provide documentation from the Dutchess County Health Department or a licensed professional engineer that the water supply and sewage disposal facilities have been deemed suitable for the cottage dwelling unit.
 - (3) The building was constructed in compliance with the New York State Residential Building Code and with applicable Town of Red Hook building requirements.
- C. The following are general conditions which shall be fulfilled throughout the operation of the project:
- (1) This special permit authorizes one (1) cottage with a maximum of ± 650 square feet in gross floor area.
 - (2) The cottage shall be self-contained, with separate cooking, sleeping and sanitary facilities for use by the occupant(s).
 - (3) Two off-street parking spaces for the cottage, in addition to two parking spaces for the single-family dwelling on site, shall be provided at all times.
 - (4) All exterior lighting fixtures shall remain consistent with Section 143-27.1 of the Zoning Law.
 - (5) The owner of record shall continue to comply with all requirements of § 143-68 of the Zoning Law and with all conditions imposed by any outside agencies in their permits.

Be It Further Resolved, that within five (5) business days of the adoption of this resolution, the Chairman or other duly authorized member of the Planning Board shall cause a copy of this resolution to be filed with the Town Clerk, with a copy sent to the applicant.

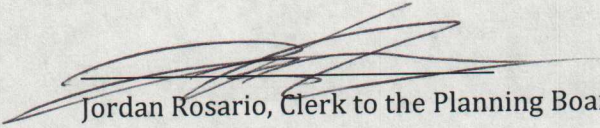
On a motion by Lew Rose, seconded by Karen Smythe, and a roll call vote, which resulted as follows:

Chairman Sam Phelan	Voting Aye
Member Kristina Dousharm	Voting Aye
Member Arthur Salman	Voting Aye
Member Lewis Rose	Voting Aye
Member Karen Smythe	Voting Aye

& two vacant seats

Resolution was declared adopted on November 7, 2022.

Resolution Certified, Filed with the Town Clerk and Mailed to the Applicant


Jordan Rosario, Clerk to the Planning Board

November 11, 2022

Date

Town of Red Hook Planning Board

CERTIFICATE OF APPROPRIATENESS

November 7, 2022

Lester

Tax Parcel # 407969

The applicant, whose property is located at 1098 River Rd, seeks approval to renovate an existing historic structure and construct a new addition.

The application and supporting documents were sent to the Hamlet Design Review Committee July 27, 2022. The Committee did not officially respond as of November 7, 2022.

The Planning Board has reviewed and discussed the proposed plans and determined that the project is compatible with the historic character of the property as well as with the neighboring properties in the district and that there will be no negative visual impacts. A public hearing was held November 7, 2022.

Therefore,

On a motion by Karen Smythe seconded by Lew Rose and a vote of 4 for, 0 against, 0 absent, 1 recused and 2 vacant seats, the Town of Red Hook Planning Board hereby issues this **Certificate of Appropriateness** to Gideon Lester for the proposed construction described above.

Certified by:


Jordan Rosario, Planning Board Clerk

November 11, 2022

Date

Resolution Granting Site Plan and Special Permit Approvals Kasselman/Nevill-Manning Medium Solar Energy System

Name of Project: Kasselman/Nevill-Manning Solar System Site Plan/Special Permit

Name of Applicant: Loreen Harvey: Kasselman Solar, LLC

Whereas, the Town of Red Hook Planning Board has received applications for Site Plan and Special Permit approvals from Loreen Harvey: Kasselman Solar, LLC to install a 149.8 kW ground mounted solar array consisting of five photovoltaic panels, buried electrical cables, and related equipment, fencing, and landscaping on a $\pm$ 19.226 acre parcel of land owned by Craig Nevill-Manning identified as Tax Parcel ID No. 6175-00-255660-0000 and located at 245 Woods Road in the Town of Red Hook, Dutchess County, New York; and

Whereas, the portion of the property on which the arrays are proposed is located in the Limited Development (LD), Historic Landmarks Overlay (HL-O), and Scenic Corridor Overlay (SC-O) Districts; and

Whereas, on December 8, 2021, the Town of Red Hook Zoning Board of Appeals granted an area variance for the location of the proposed ground-mounted, medium solar energy system in the front yard of the parcel; and

Whereas, the applicant has submitted a Site Plan entitled "Site Plan Ground Mounted Solar System 245 Woods Road Solar Installation Project" prepared by Nicholas A. Nitti, P.E. dated July 22, 2021 and as revised through June 6, 2022; and

Whereas, after comparing the thresholds contained in 6 NYCRR 617.4 and 5, the Planning Board on January 3, 2022 classified the proposed project as a Type II action pursuant to SEQR with no further action under SEQR required; and

Whereas, the property is within 500 feet of a State or County Road or other threshold and was therefore referred to the Dutchess County Department of Planning and Development on or about January 3, 2022 for review under General Municipal Law § 239-m; and

Whereas, in a Dutchess County Department of Planning and Development "239 Planning/Zoning Referral" Response document dated 2/11/22, the Department determined that the application was a matter of local concern; and

Whereas, the project site is located in the New York State Coastal Area, for which the Town of Red Hook has developed a Local Waterfront Revitalization Program (LWRP), and the LWRP requires that the SEQR lead agency determine whether the action is consistent to the maximum extent practicable with the LWRP policies; and

Whereas, a Coastal Consistency Assessment Form was completed and accepted by the Planning Board, acting as the Waterfront Advisory Committee, which form determined that the action is consistent to the maximum extent practicable with the LWRP; and

Whereas, the property is located on land within 500 feet of land within an Agricultural District and therefore an Agricultural Data Statement was forwarded to and filed with the owner(s) of farm operations identified in the Statement and the Planning Board has evaluated and considered the Statement to determine possible impacts the proposed project may have on the functioning of farm operations within the agricultural district; and

Whereas, the property is located within the HL-O Zoning District and the ground-mounted medium solar energy system in the HL-O District requires a Certificate of Appropriateness for construction of a new structure in such District; and

Whereas, the Town Design Review Committee reviewed the Site Plan dated 6/6/22 of the proposed project, conducted a field visit to review the Site Plan, and provided comments and recommendations in correspondence dated 10/16/22 requesting additional landscaping of the proposed medium solar energy system to screen the views of such system from the neighboring Clermont State Historic Site; and

Whereas, the Design Review Committee's recommendation is to install reforestation and natural screening of the medium solar energy system; and

Whereas, the Planning Board determined that there will be land disturbance or other activities including solar array posts, trenching and installation of underground electrical lines, and installation of related electrical equipment; and

Whereas, the Planning Board has found the Site Plan proposal complies with all applicable sections of the Zoning Law; and

Whereas, the Planning Board has reviewed the application for Special Permit against the general standards for a special use permit found in § 143-51 of the Zoning Law and has found that the proposal complies with all of the general standards, including: the location and size of the use, and the nature and intensity of the operations involved are in harmony with the orderly development of the Limited Development (LD), Historic Landmarks Overlay (HL-O), and Scenic Corridor Overlay (SC-O) districts; the size of the site in relation to the use, the location, nature and height of the proposed solar arrays, and the nature and intensity of intended operations will not discourage the appropriate development and use of adjacent land and buildings, nor impair the value thereof; proposed traffic accessways will be adequate, and safe and accessible off-street parking will continue to be provided; the general landscaping of the site is in character generally prevailing in the neighborhood and such landscaping will be upgraded with additional landscaping to screen the proposed medium solar energy system; all solar arrays will be readily accessible for fire and police protection and will be fully enclosed by fencing; the character and appearance of the proposed solar arrays will be in general harmony with the character and appearance of the surrounding neighborhood and shall not be more

objectionable to nearby properties by reason of noise, fumes, vibration or flashing lights; and the use will be carried out in a manner compatible with its environmental setting and with due consideration to the protection of natural resources; and

Whereas, the Planning Board has reviewed the application for Special Permit against the specific standards for a medium solar energy system found in § 143-37.C(2) of the Zoning Law and has found that the medium solar energy system is proposed and will be operated solely as an accessory use to the principal single family residential use of the parcel; and

Whereas, on October 17, 2022, the Planning Board opened duly-noticed public hearings on the Site Plan and Special Permit applications, at which time all interested persons were given the opportunity to speak and the Planning Board closed the Public Hearings on October 17, 2022; and

Whereas, the Planning Board has deliberated on the applications and all the matters before it.

Now Therefore Be It Resolved, that the Planning Board hereby grants Site Plan and Special Use Permit approvals to Kasselman Solar, LLC/Craig Nevill-Manning for the proposed medium size solar energy system in accordance with the plans and specifications heretofore enumerated and upon the following conditions:

- A. The Planning Board authorizes the Chairman or his authorized designee to sign the Site Plan after compliance with the following conditions:
 - (1) The applicant shall provide a copy of the interconnection agreement between the applicant and Central Hudson Gas and Electric Corp.
 - (2) The solar energy system requires a NYS Unified Solar Permit and must comply with the NYS Uniform Code, as amended, and any additional electrical and safety regulations adopted by the State of New York.
 - (3) The applicant shall pay to the Town of Red Hook any outstanding fees due and owing for the review of this application.
 - (4) The applicant shall pay any and all outstanding escrow balances for consultant review.
 - (5) The applicant shall submit Site Plan drawings for stamping and signing in the number and form specified under the Town's Zoning Law, including all required stamps and signatures.

When the above conditions have been satisfied, three (3) sets of the above referenced plans shall be submitted for endorsement by the Planning Board Chairman or his designee. One (1) set will be returned to the applicant, one (1) set will be retained by the Planning Board, and one (1) set will be provided to the Building Department. The applicant must return to the Planning Board for approval of any desired changes from the endorsed plans.

- B. The following Special Use Permit conditions shall be fulfilled:

- (1) All proposed improvements shall have been completed in accordance with the approved Site Plan and as amended to comply with the conditions imposed.
- (2) The applicant will work with Central Hudson Gas & Electric to determine if the one existing solar photovoltaic panel is needed and if it is, then the applicants will landscape such existing panel in a similar manner as the proposed five photovoltaic panels before a Certificate of Occupancy is issued for the 149.8 kW solar array. If it is determined that the existing solar photovoltaic panel is no longer needed, then such panel will be removed when the new array is operational and before a Certificate of Occupancy is issued for the 149.8 kW solar array.
- (3) The 149.8 kW solar array will be installed and operated as an accessory use in compliance with the Town of Red Hook Zoning Law.
- (4) No signage or graphic content shall be displayed on the solar energy system except the manufacturer's badge, safety information and equipment specification information. Such information will be depicted within an area of no more than 36 square inches in size. Twenty-four-hour emergency contact information will be clearly displayed.
- (5) The applicant will obtain a Certificate of Appropriateness in accordance with Section 143-45 of the Zoning Law and will comply with all conditions of the Certificate imposed thereon.
- (6) The owner of record shall continue to comply with all requirements of the Town of Red Hook Zoning Law and with all conditions imposed for the medium solar energy system.

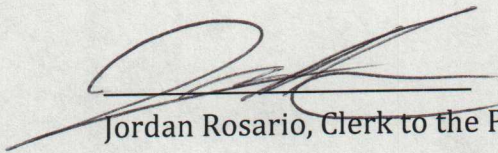
Be It Further Resolved, that within five (5) business days of the adoption of this resolution, the Chairman or other duly authorized member of the Planning Board shall cause a copy of this resolution to be filed with the Town Clerk, and a copy sent to the applicant.

On a motion by Karen Smythe, seconded by Kristina Dousharm and a roll call vote, which resulted as follows:

Chairman Sam Phelan	Voting Yes
Member Kristina Dousharm	Voting Yes
Member Arthur Salman	Voting No
Member Lewis Rose	Voting Yes
Member Karen Smythe	Voting Yes
& two vacant seats	

Resolution was declared adopted on November 7, 2022.

Resolution Certified, Filed with the Town Clerk and Mailed to the Applicant



Jordan Rosario, Clerk to the Planning Board

November 11, 2022

Date

Town of Red Hook Planning Board

CERTIFICATE OF APPROPRIATENESS

November 7, 2022

Nevill-Manning

Tax Parcel # 255660

The applicant, whose property is located at 245 Woods Rd, seek approval to construct a 7,336.56 square foot, 149.8 kW ground-mounted solar array.

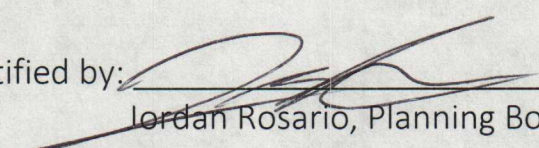
The application and supporting documents were sent to the Hamlet Design Review Committee September 23, 2022. The Committee responded October 16, 2022 with the recommendation that the Planning Board grant a Certificate of Appropriateness on the condition that the applicant install a screening plan and a reforestation plan.

The Planning Board has reviewed and discussed the proposed plans and determined that the project is compatible with the historic character of the property as well as with the neighboring properties in the district and that there will be no negative visual impacts. A public hearing was held October 17, 2022.

Therefore,

On a motion by Karen Smythe seconded by Kristina Dousharm and a vote of 4 for, 1 against, 0 absent and 2 vacant seats, the Town of Red Hook Planning Board hereby issues this **Certificate of Appropriateness** to Craig Nevill-Manning for the proposed construction described above.

Certified by:


Jordan Rosario, Planning Board Clerk

11-11-22

Date