

APPROVED
Town of Red Hook Planning Board
Meeting Minutes
April 5, 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 — Deputy Chair Charlie Laing and members Wil LaBossier, Sam Harkins, Kris Munn and Pat Kelly. Christine Kane arrived later in the meeting. Sam Phelan was absent. Planner Michele Greig was also present.

BUSINESS SESSION

Deputy Chair Charlie Laing confirmed the agenda as published. There were three announcements. A Vernal Pool Field Training workshop, sponsored by Mid-Hudson Ecological Services, was scheduled for April 24 in Hyde Park; a discussion of a proposed Centers and Greenspaces Greenway Guide was set for April 8 in Hyde Park; and a new Greenway Guide for Rural Roads was distributed for review and comments.

The draft minutes from the March 15, 2010 meeting had been circulated to the members and reviewed. Pat Kelly made a motion to approve those minutes. Wil LaBossier seconded the motion, and all members present voted in favor.

REGULAR SESSION- OLD BUSINESS

Bard College/Village Dormitory Expansion –New VillageLane - Amended Site Plan

Pete Setaro, P.E. and Chuck Simmons from Bard College were present for continued discussion of an application for Amended Site Plan approval to build two (2) dormitories of 6,000 sq. ft. each and one dormitory of 4,600 sq. ft. on a ± 500-acre parcel in the Institutional (I) Zoning District and the National Historic Landmarks District.

Mr. Setaro said that he had received review comments from the Town Engineer and that he would forward the requested information. He said that most of the comments concerned outdoor lighting.

Ms. Greig said that the Board should determine whether the project fit within the currently approved college Master Plan. She said that this project proposed spaces for 126 students, while the Master Plan proposed buildings with spaces for 70 students. Mr. Simmons said that the Master Plan showed three (3) smaller buildings but circumstances had shown that more beds were needed. Mr. Setaro said that the current plan did comply with the Master Plan since the currently proposed dorms were located in the area designated for dormitories in the Master Plan. The Board generally agreed that when viewed in the context of the total beds for the entire campus, the proposed extra beds were not outside the parameters of the current Master Plan.

Charlie Laing summarized other review comments saying that the Dutchess County Office of Planning and Development had replied that the project was a “matter of local concern”, that the NYS Office of Parks, Recreation and Historic Preservation was requesting additional information, and that information regarding endangered species on the site had been sought. Ms. Greig said that the applicants had submitted a draft Local Waterfront Revitalization Program form. (At this point, Christine Kane arrived at the meeting)

The Board and the applicants also discussed parking areas near the proposed dorms. Mr. Simmons said that adequate parking for the proposed dorms had been planned for and constructed when the nearby dorms had been built in 2005 and that if a large event was scheduled, there was often shuttle service from the Fisher Center parking lots. Nevertheless, the applicants agreed to provide parking figures.

The applicants said they wished to satisfy the Town Engineer’s comments and to satisfy any concerns expressed by NYSORHP. The Board then scheduled a public hearing for May 3, 2010.

(At this point Christine Kane took over as chair)

Mc Acres, Inc. & Anna Kirschner – 254 & adjoining parcel on Middle Road – Minor Subdivision and Lot Line Alteration

David Vosburgh was present for continued discussion of an application to swap ± 0.146 acres between the ± 2.13 -acre Lands of Anna Kirschner and the adjoining ± 64.627 -acre Lands of MC Acres, Inc. and to then create two (2) new lots of ± 18.508 acres and ± 9.013 acres and a remaining lands lot of ± 37.106 acres from the Mc Acres, Inc. parcel. All new lot lines lie in the RD3 Zoning District of the Town of Red Hook. The Mc Acres parcel is partly in the Town of Rhinebeck.

The Board reviewed a GreenPlan memo that advised the applicants to correct the wetlands designation and to show the abandoned Hucklebush Railroad right of way on the plan. The memo also reminded the applicants that the Board would need to see draft language from Winnakee Land Trust regarding a conservation easement and also a draft driveway common use and maintenance agreement.

Ms. Greig said that because of the recent bad weather, all the wetlands had not been independently verified. The Board agreed that if a corrected map with verified wetlands were submitted by April 9, the Board would be in a position to complete the SEQR review at the April 19 meeting.

Anderson Commons – Baxter Road, Fisk Street and Glen Ridge Road

Pete Setaro, P.E. and Paul Manza were present for continued discussion of construction of a 51 unit development partially in the Village of Red Hook and partially in the RD1 Zoning District in the Town of Red Hook.

The applicants and the Board discussed new elevations of dwelling units with attached garages and new site plans with trees on the access lanes. Mr. Setaro said that because of new DEC stormwater regulations, pervious asphalt could be considered for the rear access lanes and possibly for the small interior roads but not for Cohen’s Way. He said a catch basin system would still be needed for the main streets.

Mr. Manza said that he would like to change the phasing, making the subdivision of the seven larger “executive” lots a “floating phase” and dividing the Commons area subdivision and improvement into four subphases. He said he realized that Town regulations require a minimum of ten houses per phase.

Mr. Manza went on to say that the installation of geothermal systems would depend on how much of the area now devoted to stormwater retention ponds could be recaptured for geothermal use. He said that he would talk to the project’s attorney about whether the Homeowners’ Association would be the proper organization to own and maintain such a geothermal system.

Mr. Setaro said that Dutchess County Water and Wastewater would be bidding out the proposed municipal sewer system soon but that he thought it would be two to three years before the system would be ready for a hook up to the Commons. He said that perhaps only parts of the Commons would be appropriate for the hook up and that if all went well, a central pumping chamber would probably be constructed near Fisk Street.

Asked if the applicants would consider relocating the multifamily residences, adding some smaller dwellings closer to Cohen’s Way, or moving the interior road forming the central horseshoe to the back of the buildings, the applicants said that they were willing to entertain these ideas but believed they could not re-engineer such big changes before the June approval expirations. They said that if re-approval of the project were possible and would “restart the clock”, they would have adequate time to explore these and other possible revisions.

Asked about the proposed gravel driveways, the applicants said that the new regulations would allow them to install pervious asphalt or pavers.

Charlie Laing questioned whether the garages were oriented correctly for solar hot water and pv panels and whether they would be shaded by the two-story homes.

The Board and the applicants agreed that the rear alleys, common open spaces and proposed trails were making the development more attractive to young families.

Asked about the possibility of basements, the applicants said that basements would only be possible for a few residences. Mr. Manza agreed that it would be the responsibility of the HOA to make sure basements were not converted to additional bedrooms. The Board and the applicants agreed that limiting parking spaces would help keep the total number of residents within an optimal range.

Returning to the subject of the garages, Christine Kane suggested that a portion of the residences could be slated for attached garages, a portion for detached garages and a portion for garages attached to the residence by a breezeway. Mr. Manza said that some people might not want a garage, and some people would not opt for p.v. or solar thermal panels and so would not need an attached garage to connect such a system to the dwelling. Charlie Laing suggested that different house styles might lend themselves to certain garage locations.

The Board said they would wait for advice from their land use attorneys before discussing how to proceed with the time constraints. The discussion was scheduled for the next meeting.

OTHER BUSINESS

Lexann Acres, Inc.

At the request of Mr. Graminski in a letter dated March 19, 2010, the Board granted a 90 day extension to meet the conditions of Final Subdivision Plat approval to Lexann Acres, Inc.

Oaks at Lands Kill

Board members confirmed site visits to the Feller Newmark location, with one group scheduled for Friday, April 9 at 10 a.m. and one group scheduled for Saturday, April 10 at 10 a.m. There would be no quorum on either day.

Planning Board alternate

The Board reviewed a letter and resume submitted by Brian Walker, who asked to be considered for a position on the Planning Board. The Board members generally agreed to invite Mr. Walker to discuss the position of alternate to the Board at 7 p.m. on April 19.

ADJOURNMENT

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

Respectfully submitted

Paula Schoonmaker