Town of Red Hook Planning Board

Approved Meeting Minutes / Monday, July 18, 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, Brian Kelly, Arthur Salman, Kristina Dousharm, Karen Smythe, and Lew Rose. Also present at Town Hall was Planning Board Clerk Jordan Rosario. Planning Consultant Ted Fink and Engineer Brandee Nelson were present via Zoom.

Kristina Dousharm moved to approve the meeting minutes of June 20, 2022. Brian Kelly seconded, and all members voted in favor.

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

PUBLIC HEARINGS

Palmiero / Migliorelli – 28-60 Budds Corner Rd – Lot Line Alteration

Public Hearing on application to alter lot line of small .0136-acre triangle at driveway from Palmiero Property to Migliorelli Property.

Karen Smythe made a motion to open the Public Hearing, Ms. Dousharm seconded the motion and all members voted in favor. Applicant Ken Migliorelli was present. He gave an overview of the project showing the sketch plan and survey of the proposed lot line alteration. There were no questions or comments from the public or from the Board. Ms. Smythe made a motion to close the Public Hearing, Brian Kelly seconded and the motion passed unanimously.

Mr. Phelan read a draft approval resolution. There were no comments regarding the approval. Ms. Smythe moved to approve the resolution, Lew Rose seconded and all members voted in favor.

OLD BUSINESS

Bard College: Master Plan

Continued discussion of Bard College's updated Master Plan.

Present for Bard were Ian MacDonald (attorney), Liz Axelson (CPL), and Coleen Murphy Alexander (VP for Administration at Bard). Mr. Macdonald gave an overview of the proposed Master Plan showing the updated digital map. He requested the Planning Board waive the map scale requirement of 1 inch = 100 ft and allow for a scale of 1 inch = 200 ft so that the whole map can be viewed on one page. Ms. Dousharm moved to approve the request, Ms. Smythe seconded and all members voted in favor. Mr. MacDonald went over the revisions that were done to the Master Plan as per the feedback they received at the May 2nd meeting. Bard added information to the individual descriptions for the 11 projects on the Master Plan, including the tax parcel ID number, the Zoning District each project is proposed on, and the square footage of the proposed structures along with the limit of disturbance. He acknowledged that when Site Plan applications are submitted for each individual project they will include Storm Water Management Plans. Mr. MacDonald also told the Board that Bard does not have an exact time-frame for all 11 proposed projects yet. However, they do know that the Board can expect the North Campus Residence Hall to be the first project they will submit for Site Plan approval; this is the project the College currently has the greatest and most immediate need for. Mr. MacDonald added that there will be a revision to Bard's parking policy to limit parking for freshman and sophomores when the new dorms are built. This will significantly reduce the need for parking on campus.

Mr. Macdonald asked the Board to waive the need for a Certificate of Appropriateness at this time because there is not enough detailed information per project to submit. He acknowledged that Bard knows they will have to obtain a Certificate of Appropriateness as individual projects come before the Board in the future that require one. Ms. Dousharm moved to waive the Certificate of Appropriateness at this time, Mr. Rose seconded and the motion passed unanimously.

Ms. Axelson spoke about the process of updating this current version of the Master Plan. She said that Bard's team took seriously all of the comments they received from Planning Consultant, Ted Fink, Engineer, Brandee Nelson, and the Planning Board and were able to create a more readable and complete document that addresses all of the feedback and questions they received. Mr. Phelan replied that Bard's team was very responsive and he thinks the Board now has one of the best inventories of existing conditions at Bard College. He talked about the various documents and assessments that the Board will need to review in detail to determine the level of environmental impact before scheduling a Public Hearing. Mr. Phelan said he would like the Board to take this opportunity to ask any questions or make any other comments, afterwards he would like Bard to have one more meeting with the Board before scheduling a Public Hearing. The Board asked for Bard to include a specific statement about their plans for parking in the Master Plan. They also asked about the proposed site of the North Campus Residence Hall with concerns to visibility from the Hudson River. Ms. Axelson showed a terrain map indicating that she does not believe the dorms would be visible. The Board didn't have any other questions regarding the proposed Master Plan; they think Bard is doing a good job and feel the plan can be pushed forward to the next step. Ms. Nelson agreed with the Board and commented that Bard was really thorough in responding to Tighe & Bond's comments. She also agreed with the scale of the map and said having the large-scale map on one page will allow the public to read it and understand it better.

The Board discussed Montgomery Place with Ms. Alexander. Ms. Alexander said Bard is currently maintaining Montgomery Place to the best of their ability, but they would need funding in order to restore the current buildings on that site. She said ultimately Bard would like Montgomery Place to be a unified part of their campus and that they understand it is a historic site; however they don't have a strategic plan at this time.

The Planning Board clerk will send the Master Plan to Dutchess County Department of Planning for a referral. Bard will come before the Board once more at the next meeting before a Public Hearing is scheduled.

NEW BUSINESS

Claykill (Sweeny) Minor Subdivision and Lot Line Alteration – 5269 Route 9G

Presentation of application to subdivide 16.95 acres from parcel and adjust lot line of parcel to give 4.85 acres to neighboring parcel.

Applicant Sarah Sweeny was present. Ms. Sweeny gave an overview of the project showing a survey of the parcels involved in the proposed subdivision and lot line alteration. Ms. Sweeny said the subdivision she is looking to do is on the north side of the creek. She explained the layout and use of the properties as it exists currently. Ms. Sweeny also explained that she was before the Board in 2016 trying to do something similar to what is being proposed today. She did receive an approval for the 2016 application, however she did not go ahead at that time and the approval expired. Now, she is coming back before the Board with a similar application. The Board reviewed the previously submitted maps which showed the floodplains and the stream. The Board wanted time to review the minutes and documents from the 2016 application. Mr. Fink reviewed his memo and discussed the various zoning designations the property falls under. An archaeological survey of the property was done in 2016 and Mr. Fink will review that study for a future meeting. Mr. Fink asked if any construction was proposed, Ms. Sweeny replied that yes there is possible construction in the future on the field to build a house in the back corner of property. There was a proposed building envelope on the 2016 map. The Board asked Ms. Sweeny to include the proposed building envelope on her current survey, as well as to include the floodplains, to delineate the lots appropriately and show the set back from the scenic road.

OTHER BUSINESS

Extension Request – Sabroso Restaurant

The applicant was not present. Mr. Phelan read an email sent by Sabroso Restaurant requesting an additional extension to satisfy their conditions of approval. Ms. Dousharm moved to approve a 90-day extension, Ms. Smythe seconded the motion and all members voted in favor.

Discussion on Proposing Revisions to Zoning Code

Discussion to propose revisions to Town of Red Hook Zoning Code regarding cottages and apartments.

Mr. Phelan told the other board members that he spoke with the Zoning Board of Appeals Chair, Kate Karakassis, about revising the Town Zoning Code regarding cottages and accessory apartments. He said Ms. Karakassis does not have an opinion at this time other than to say the ZBA thinks it's a good idea. Mr. Phelan said he will draft a letter to be approved at the next meeting.

ADJOURNMENT

There being no further business before the Board, Ms. Smythe moved to adjourn. Mr. Kelly seconded, and the motion passed unanimously.

Respectfully Submitted,

Jordan Rosario
Clerk for the Board

Resolution Granting Re-Subdivision Approval to Ken Migliorelli and Joe Palmiero

Name of Application: Migliorelli-Palmiero Lot Line Alteration

Whereas, the applicants, Ken Migliorelli and Joe Palmiero, have submitted an application for Re-Subdivision Plat (lot line alteration) approval dated May 27, 2022 to the Town of Red Hook Planning Board for two parcels of land identified as Tax Parcels No. 134889-6274-00-561055 and No. 134889-6273-00-440940 located within the Town's Agricultural Business (AB) and Rural Development 3 (RD-3) Zoning districts; and

Whereas, the subject parcels are located on Budd Corners Road near Pitcher Lane in the Town of Red Hook, Dutchess County, New York; and

Whereas, the applicants submitted a Sketch Plan prepared by C.T. Male Associates, entitled "Sketch Plan Between Lands Now or Formerly of Kenneth A. Migliorelli and Giorgio & Maria Palmiero" consisting of Sheet 1 of 1 dated May 24, 2022; and

Whereas, on June 20, 2022, the Planning Board, after reviewing the Short Environmental Assessment Form (EAF), determined that the action was a Type II application and no further review was required pursuant to SEQR; and

Whereas, on July 18, 2022, the Planning Board opened a duly noticed public hearing on the Re-Subdivision Plat, at which time all interested persons were given the opportunity to speak, and the Planning Board closed the Public Hearing on July 18, 2022; and

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

NOW THEREFORE BE IT RESOLVED, that the Planning Board hereby grants final approval to the Re-Subdivision Plat for Migliorelli-Palmiero Lot Line Alteration in accordance with the plans and specifications heretofore submitted and upon the following conditions:

I. Conditions to be met prior to signing of the Final Re-Subdivision Plat by the Planning Board Chair:

   A. The applicants will submit a final re-subdivision plat certified by a licensed land surveyor, bearing the Planning Board's assigned case number, including individual stamp/signature blocks for the Town Planning Board and suitable for filing in the office of the Dutchess County Clerk.

B. To the extent applicable, the applicant will provide verification that the corners of the tracts have been marked by monuments or steel rods, of a type approved by the Town Engineer as required by § 120-29B(2)(b) and (f) of the Town Code.
C. Payment to the Town of Red Hook of any outstanding fees due and owing for the review of this application.
D. Payment of any and all outstanding escrow balances for consultant review.
E. The Final Re-Subdivision Plat must be filed with the Clerk of the Planning Board within 180 days of the date of adoption of this resolution, unless such time is extended by mutual consent of the applicant and the Planning Board.

On a motion by Karen Smythe, seconded by Lewis Rose, and vote of

Roll Call Vote:

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

& one vacant seat

Resolution was declared adopted on July 18, 2022.

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

______________________________ July 19, 2022

Jordan Rosario, Clerk to the Planning Board Date