

**Town of Red Hook Planning Board
Minutes / Monday May 15, 2023**

Chairman Kristina Dousharm called the meeting to order at 7:35 pm. A quorum was determined present. Members present were Kristina Dousharm, Karen Smythe, Maxine Coleman, and Arthur Salman. Sam Phelan was present via zoom. Also present were Planning Board Clerk Katie Khakhar in person, Planning Consultant Ted Fink and engineering consultant Brandee Nelson, via zoom.

Kristina Dousharm moved to approve the Draft minutes for May 1, 2023, Karen Smythe seconded, Sam Phelan and Maxine Coleman voted in favor, Arthur Salman abstained.

Announcements- The Planning Board members will be meeting 30 minutes before the June 5, 2023 meeting for a work session to review the LWRP.

PUBLIC HEARINGS

Bard College Montgomery Place porch repair – Site Plan and Certificate of Appropriateness

Public Hearing for an application to repair and restore the West Porch and perform miscellaneous work associated with this effort located on 9 Gardener's Way in the Institutional and National Landmark District.

Applicant Vincenzo Tiberia was present at Town Hall. Karen Smythe moved to open the Public Hearing, Maxine Coleman seconded, and all members voted in favor. Vincenzo Tiberia gave an overview of the project.

Kristina Dousharm asked if there were any additional questions or comments. There were none. Karen Smythe moved to close the Public Hearing, Maxine Coleman seconded and all members voted in favor.

The board reviewed a Certificate of Appropriateness. Karen Smythe moved to approve, Maxine Coleman seconded, and all members voted in favor.

Louis August Jonas Foundation Lot Line Adjustment – Oriole Mills Road

Public Hearing for an application to alter the lot lines of 150 and 110 Oriole Mills Road located in the Agricultural Business District.

Applicant Jill Feldstein was present via zoom and applicant representative, Thomas Cummings, was present at Town Hall. Karen Smythe moved to open the Public Hearing, Maxine Coleman seconded, and all members voted in favor. Thomas Cummings gave an overview of the project.

Kristina Dousharm asked if there were any additional questions or comments. There were none. Karen Smythe moved to close the Public Hearing, Maxine Coleman seconded and all members voted in favor.

The board reviewed an Approval Resolution. Karen Smythe moved to approve, Maxine Coleman seconded, and all members voted in favor.

New Beginnings Assembly of God Church – Shafer’s LLC Lot Line Adjustment 8059 Albany Post Road and 8047 Albany Post Road

Public Hearing for an application to alter the lot lines of 8059 & 8047 Albany Post Road located in the Hamlet Business District.

Applicant Pete Hubbel was present in person. Vanessa Shafer and attorney Warren Replansky Esq. were also present in person. Karen Smythe moved to open the Public Hearing. Maxine Coleman seconded and all members voted in favor. Attorney Warren Replansky gave an overview of the project.

Public Comment was heard as follows:

Dominic Tampone questioned the discrepancies concerning the address numbers on the application.

Attorney Jon Crain, representing Dominic Tampone also spoke in regard to the discrepancies of the address numbers and questioned if the parcel numbers were correct. He stated he believes conveyance from a church owned property to a private party requires approval from the Attorney General and the EAF should be amended to reflect this requirement. Also, he added he believed the Planning Board cannot lawfully decide this application until the requirements of the SEQRA have been complied with for the Motel Project.

Attorney Warren Replansky stated the Type II Action of SEQRA does not require environmental review, and therefore any comments from Jon Crain regarding SEQRA were irrelevant to this application. He stated the Attorney General’s office only has approval over the sale of church owned property and does not have approval over lot line adjustments or any Planning Board actions. He added the applicant did receive the Attorney General’s approval for the sale.

Dominic Tampone added the Public Hearing Notice, the application, the survey all had incorrect information and suggested the board extend the Public Hearing in order to correct the discrepancies.

The Board Members discussed if they would like to vote on the Lot Line Alteration or extend the Public Hearing. Arthur Salman moved to close the Public Hearing. Karen Smythe seconded, and all members voted in favor.

The board reviewed the Approval Resolution. Sam Phelan moved to adopt it, Karen Smythe seconded it, and the board voted in favor.

OLD BUSINESS

Bard College Temporary Housing- 30 Campus Road- Site Plan and Special Use Permit

Continued discussion of application to erect three 1,747 modular housing units temporarily in an existing parking lot on the Bard College Campus. Applicant Vin Tiberia was present and reviewed the updates to the submitted site design.

The Board Members discussed the updates, and in particular, the temporary parking lot. They recommended to submit a Restoration Plan. Brandee Nelson reviewed her comments submitted on May 12, 2023.

Carson Power- Rhinebeck Solar Array- 7099 Albany Post Road- Site Plan and Special Use Permit

Continued discussion of application to construct at 5.0-megawatt AC ground Mounted Community Solar Farm on a 37.4 acre parcel in the Agricultural Business District. Applicant Andrew Gordan was present via zoom and reviewed the updated submissions.

The board discussed the procedural steps needed for this project. Brandee Nelson recommended the applicant request a jurisdictional determination from the Army Corps to establish the wetlands boundaries before the ZBA can approve the variances.

The board reviewed the Resolution Classifying Action as Type 1 and Establishing Intent to be Lead Agency. Karen Smythe moved to adopt it, Maxine Coleman seconded it, and the board voted in favor.

NEW BUSINESS

OTHER BUSINESS

Extension request - Mead Accessory Use Dwelling

Karen Smythe made a motion to approve a one-year extension. Maxine Coleman seconded, and the board voted in favor.

Discussion regarding Planning Board Meeting Times

The board discussed changing the start time of the Planning Board Meetings. They agreed to try starting on June 5, 2023 with the information session at 6:30pm and the meeting at 7:00pm.

ADJOURNMENT

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

The next regular meeting of the Town Planning Board will occur on Monday June 5, 2023 at 7:00pm. A work session to discuss the LWRP will be June 5, 2023 at 6:30pm.

Respectfully Submitted,
Katie Khakhar, Planning Board Clerk