

Town of Red Hook Planning Board Minutes / Monday June 26, 2023

Planning Board Members met on June 26, 2023 at 6:30pm for a work session to review the Local Waterfront Revitalization Program with Town Planner, Ted Fink. Ted Fink reviewed the Coastal Zone Areas, gave an overview of the LWRP and explained the need for updating the plan. He also reviewed the different sections, and the actions that federal and state agencies take.

The members had questions regarding the area boundaries covered by the LWRP. Ted Fink clarified that the LWRP covers the entire coastal area and therefore any applications that are within that area, or affect that area, must have a Coastal Assessment performed.

Chairman Sam Phelan called the meeting to order at 7:05pm. A quorum was determined present. Members present were Karen Smythe, Arthur Salman, Maxine Coleman, and Ariadne Montare. Kristina Dousharm 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.

Sam Phelan reviewed the agenda. Karen Smythe moved to approve the draft minutes for June 5, 2023. Maxine Coleman seconded, Arthur Salman abstained, and all members voted in favor.

Announcements- Sam Phelan stated a letter was sent to the Town Board to update the term ending dates for two members. Also, he reminded board members of the instructional classes available.

PUBLIC HEARINGS

OLD BUSINESS

Bard College Temporary Housing–30 Campus Road–Site Plan, Certificate of Appropriateness
Application to erect three 1,747square foot modular housing units temporarily in an existing parking lot on the Bard College campus.

Sam Phelan explained the Certificate of Appropriateness had not been approved at the previous meeting. Maxine Coleman moved to approve the Certificate of Appropriateness. Karen Smythe seconded, and all members voted in favor.

Carson Power- Rhinebeck Solar Array – 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.

Brandee Nelson reviewed the comments submitted from Tighe & Bond after a third-party peer review, conducted on June 16, 2023 by a Professional Wetland Scientist, of wetlands delineated

by Labella Associates. She explained the property has two different wetlands; The delineated DEC wetlands, which will not be affected by the proposed project, and the federally regulated Army Corps of Engineers wetlands. Due to the lack of staffing, the Army Corps of Engineers will not be able to provide jurisdictional determination, therefore Labella Associates will be surveying the boundary. Additionally, the current zoning laws in the town do not allow solar panels on federally protected wetlands. The applicants have submitted an application to the Zoning Board of Appeals.

The board questioned if the applicants could employ techniques to minimize impact to the wetlands. Brandee Nelson explained permanent impacts are any fills that are placed in the wetlands such as racking systems, equipment pads, or access roads. The total permanent impact must be below a tenth of an acre for this project.

The board asked if an access road was proposed. Brandee Nelson clarified that yes, there is an access road proposed, and Tighe & Bond have requested the applicants provide a more detailed site plan to show more clarification.

The board asked if this land was prime agricultural land. Brandee Nelson confirmed that it is, and that is one reason the applicants have requested a variance with the Zoning Board of Appeals.

RTC- Cookingham Farms- Lot Line Alteration- Applicant Representative Mark Graminski- Application for a Lot Line Alteration between lands of RTC Farm LLC and Mary L. Cookingham for three separate parcels located in the Agricultural Business District.

Applicant representative Mark Graminski presented an amendment to the previously approved Lot Line Alteration. He explained most of the proposed changes are for parcels located in the Village of Red Hook, but the applicant wants to combine parcels 795956 and 698828 located in the Town of Red Hook. He added these changes were intended to allow road access to certain parcels and to allow the applicant protection of the pond.

The board questioned if a Public Hearing could be waived for this proposal as the plans have not yet been filed with the County Clerk. Sam Phelan suggested the Planning Board Members accept this as a revised map to the subdivision as a Resolution.

Sam Phelan moved to approve a Resolution to accept the revision to the subdivision map approved on February 21, 2023, recognizing the merger of parcels numbered 795956 and 698828 located in the Town of Red Hook. Maxine Coleman seconded, and all members voted in favor.

NEW BUSINESS

OTHER BUSINESS

Sam Phelan moved to appoint Katie Khakhar as Planning Board Clerk. Karen Smythe seconded, and all members voted in favor.

ADJOURNMENT

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

The next regular meeting of the Town of Red Hook Planning Board will occur on Monday July 17, 2023 at 7:00 pm.

Respectfully Submitted,
Katie Khakhar, Planning Board Clerk