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Town of Red Hook Planning Board
Meeting Minutes
May 2, 2005

CALL TO ORDER/ DETERMINATION OF QUORUM

The meeting was opened at 8:05 p.m. and a quorum determined present for the conduct of business.

Members present — Jennifer Fier, John Hardeman (for the first half of the meeting), Charles Laing, David Wright, and Chair Christine Kane. Sam Phelan and Paul Telesca were absent. Planning Consultant Michele Greig was also present.

BUSINESS SESSION

The Chair confirmed the meeting agenda as published.

The minutes of the April 18, 2005 meeting had been sent to the Members and reviewed. John Hardeman made a motion to accept those minutes. The motion was seconded by Charles Laing, and all members present voted in favor.

The Chair read two Notices of Intent to Serve as Lead Agency from the Village of Red Hook. The first notice concerned Anderson Commons. The Board generally agreed that the Village should serve as Lead Agency and that the clerk should send a letter of consent. The second notice concerned a proposed townhouse complex to be located at 7392 S. Broadway entirely within the Village. Again, the Board generally agreed that the Village should serve as Lead Agency and that the clerk should send a letter of consent.

REGULAR SESSION (OLD BUSINESS)

Cary Kittner – 1 Wildey Road (Barrytown) – Certificate of Appropriateness
Cary Kittner appeared before the Board with a request for a Certificate of Appropriateness to authorize a 107 sq. ft. extension of her porch at her residence in the (H) Hamlet District.

The Chair read comments submitted by the Hamlet/Design Review Committee, which had reviewed the project and expressed no objections or concerns.

The Chair then read a draft Certificate of Appropriateness for the project. Planning Board Clerk Betty Mae Van Parys asked that the sentence “No public hearing was held” be changed to “A public hearing was waived.”

Jennifer Fier made a motion to grant the corrected Certificate. David Wright seconded the motion, and all members present voted in favor.

George & Gladys Pollard – 106 Old Post Road (Upper Red Hook) – Certificate of Appropriateness

George and Gladys Pollard appeared before the Board with a request for a Certificate of Appropriateness to authorize the removal of a 729 sq. ft. addition from their residence in the (H) Hamlet District.

The Chair read comments submitted by the Hamlet/Design Review Committee, which had reviewed the project and expressed no objections or concerns.

The Chair then read a draft Certificate of Appropriateness for the project. Planning Board Clerk Betty Mae Van Parys asked that the sentence “No public hearing was held” be changed to “A public hearing was waived.”

John Hardeman made a motion to grant the corrected Certificate. Charles Laing seconded the motion, and all members present voted in favor.

Wise/ Potamkin—Norton Road—Subdivision Plat/ Lot Line Alteration
Marie Welch, L.S., appeared before the Board with an application for Subdivision Plat Approval and Lot Line Alteration to authorize the conveyance of 7.15 acres from the land of Donald Wise Limited Partnership to the adjacent land of Marshall and Rosik Potamkin, located on Norton Road in the RD3 District.

Ms. Welch said she had revised the maps to clarify lot lines, stone wall delineations, and road frontage figures, as requested by the Board on February 22, 2005. She had also submitted an Agricultural Data Statement and added a notation on the plat about the conveyance of the 7.15-acre portion of the Wise land and the legal consolidation of that acreage with the Potamkin parcel. She said that Mr. Potamkin wished to create a visual buffer for his house and had no plans to subdivide his land.

The Planning Board first referred the project to the Agricultural Advisory Committee. David Wright then made a motion to establish the Planning Board as Lead Agency under SEQR and to schedule a public hearing for May 16, 2005. Jennifer Fier seconded the motion, and all members present voted in favor.

Daniel Colnaghi – Route 9G – Subdivision Plat/ Lot Line Alteration
Marie Welch, L.S. appeared before the Board with a resubmission from 2004 of an application to create one (1) new 5.023-acre lot by revising the Lot Lines of “Lot 2”, “Lot 3A”, and “Lot 3C”, all from a 25.438-acre parcel (Filed Map #9575) on the east side of Route 9G, 1200 ft. north of Route 199, in the RD3 District.

Ms. Welch said that this application was the same as the one approved in 2004 by the Board, with one minor modification. She said that one of the lot lines had been moved 50 feet so that a previously installed logging road could be used by the intended purchaser of one of the lots. She said that although the parcel’s inclusion in the Certified Agricultural District had not been considered during the previous application process, she had submitted an Agricultural Data Statement with this application. She had also submitted a full EAF part 1 at the request of GreenPlan. Finally, she said that the previous application had been granted Conditional Final Approval by the Board in December 2004 but that she had been unable to obtain Board of Health approval before the Subdivision approval expired.

The Chair said that the expiration of the previous approval meant that this application must be considered anew. Since the parcel lay in the National Historic Landmarks

District, the project was a Type 1 Action under SEQR and must undergo a coordinated review. Additionally, since the parcel lay within the Certified Agricultural District, the application must be referred to the Agricultural Advisory Committee.

The Chair asked if Ms. Welch had received approval from the NYS Department of Transportation for the new intended driveway. Ms. Welch said that the DOT had given generic driveway approval and that the new proposed driveway had the same or possibly better sight distance than the driveway previously proposed. The Chair asked Ms. Welch to check with DOT to confirm that the change would be agreeable to that agency. Ms. Greig said that the Planning Board could approve the subdivision with the driveway as shown currently on the plat and that the applicants could seek approval for the driveway change later from the DOT.

Ms. Greig said that if the applicant had plans for developing one of the lots, those plans must be disclosed now to avoid the charge of segmentation at a later time. Ms. Welch said that the applicant had no such plans, but the intended buyer of one of the lots would come before the Board with his site plan after the subdivision had been approved and filed and after the purchase of the lot was finalized.

Ms. Greig said that the Town's Local Waterfront Revitalization Plan should be reviewed to ascertain whether the applicant should submit a Coastal Consistency Assessment Form.

David Wright made a motion to accept the applications as adequate for review, establish Intent to Serve as Lead Agency, and set a public hearing date for June 6, 2005. Notices of Intent would be circulated to both the NYS DOT and the Dutchess County Department of Health. Jennifer Fier seconded the motion, and all members present voted in favor. The application was also referred to the Agricultural Advisory Committee.

Bard College/ Soccer Field Expansion – Campus Road (Annandale) – Site Plan
John Gall and Kristen Hall from Bard College, Darin Dekoskie from the Chazen Companies, Jim Catella from Clark Company and Don Rhuda from Musco Lighting were present with an application for Site Plan Approval to authorize renovations to an existing 252 ft. x 400 ft. soccer field and the creation of a 261 ft. x 360 ft. soccer field in the Institutional (I) District.

John Gall said that the archaeology report had been completed and would be sent to NYS Office of Parks, Recreation and Historic Preservation.

Darin Dekoskie said that he would like to float helium balloons to the height of the proposed light poles before filling out and submitting the Visual EAF. Mr. Gall said he would like to float the balloons on Saturday, May 7, 2005 but if there is rain or wind that day, he would pick an alternate date. He would publicize the event in the local papers and would arrange to have photographs taken from areas such as Montgomery Place, Poet's Walk, Tivoli, and Saugerties to gauge the visible impact of the light poles.

Ms. Greig said that since the Town's Zoning Code did not specify an exception for stadium lighting from its site plan criteria for height, the College must seek an area variance from the ZBA. Mr. Gall said he had consulted some members of the ZBA who did not believe a variance was necessary. The Board and the applicant agreed that the applicant should seek an interpretation from the ZBA.

The Board and the applicant agreed that the soccer field expansion was included in the Bard Master Plan Update approved by the Board in February 2005.

Ms. Greig said that the Town's Local Waterfront Revitalization Plan should be reviewed to ascertain whether the applicant should submit a Coastal Consistency Assessment Form.

Mr. Gall asked if separating approval of the lights from approval of the field renovation and construction would speed up the field approval. The Board generally agreed that since the College must await the archaeology sign-off by NYSOPRHP, separating the two facets of the project would not be an advantage.

Jim Catella of the Clark Company and Don Rhuda of Musco Lighting circulated photographs of other stadium lighting installations. They said that lights similar to those proposed for Bard would be installed in the upcoming week in Carmel, New York and that some Planning Board members may want to visit that site. Mr. Catella said that the lights would include metal halide bulbs of 1500 watts, which is normal for a ball field. These lights would provide 50 foot-candles of light on the field, dropping off to nearly zero foot-candles a short distance from the perimeter of the field. He said that the taller poles would provide a greater vertical angle of light, which would result in a safer playing field and a greater ability to preclude glare from the surrounding area. He said that the company had proposed 6 poles for the Bard field, with 2 banks of 4 lights per bank on each pole. Finally, Mr. Catella said that he would give a Power Point presentation about the lighting at the public hearing.

John Hardeman made a motion to establish the Board as Lead Agency in a coordinated review for a Type 1 Action under SEQR and to set a public hearing date for May 16, 2005. The Notice of Intent would be circulated to the Town ZBA, the Village of Tivoli and the Village of Saugerties. Jennifer Fier seconded the motion, and all members present voted in favor.

(At this point in the meeting, John Hardeman was called away)

Bard College / Center for Curatorial Studies – Blithewood and Garden Roads – Modification of Site Plan Approval

Darin Dekoskie, P.E., appeared before the Board with an application to modify the previously approved Site Plan for a 19,000 s.f. expansion of the existing facility and for associated site improvements in the Institutional (I) District.

Mr. Dekoskie said that the reduction in the size of the Curatorial Studies expansion was due to budget cuts at the College. He said that the indoor/outdoor reflecting pool, the east wing and the second floor mechanicals room had been removed from the plan.

Ms. Greig said that a reduction in the expansion would mean that there would less impervious surface area and fewer environmental impacts compared to the original proposal. She said that Section 143-114C(1) of the Town Zoning Code would allow the Planning Board to waive any further site plan review.

Charles Laing made a motion to waive further site plan review and to approve the requested modifications. David Wright seconded the motion, and all members present voted in favor. A copy of that resolution is attached to, and made part of, these minutes.

7 Pines, LLC – Norton Road – Subdivision Plat
Tom Mannix, P.E. and L.S. and Tom LeGrand were present with an application for subdivision plat (sketch plan) approval to create six (6) residential building lots ranging from 5+ acres to 40+ acres from a total 126.7-acre parcel on both sides of Norton Road in the RD3 District.

The applicants said that there had been no changes or updates to the plan proposed conceptually before the Board at an earlier meeting.

Asked about obtaining necessary approvals from the Dutchess County Board of Health, Mr. Mannix said that the Board of Health would give a waiver to any lot over 5 acres in area. He said he must design an expanded sewage disposal system for the existing house.

Ms. Greig said that because the parcel contained soils of Statewide importance, the applicant must submit an Agricultural Data Statement and the proposal must be referred to the Agricultural Advisory Committee for review and comment. She also asked the applicant to revise certain answers on the EAF part 1.

Ms. Greig went on to say that while the DEC wetlands on the parcel had been flagged, both the 100 ft. buffer and the DEC verification block should be shown on the plan. She added that federal wetlands also existed on the parcel and their delineation should be verified by an independent third party.

Ms. Greig also said that the applicant should revise the sketch plan application to reflect Mr. Wise's ownership of property to the north, that the Board should consider how the proposed housing sites would impact the view from Norton Road and that if the applicant intended to blast, a blasting plan would be required.

Finally, Ms. Greig said that the Important Farmlands Law of the Town Zoning Code required the Planning Board to mandate clustering unless there were any impediments such as wetlands or steep slopes that would preclude clustering. Mr. LeGrand and Mr. Mannix said that this site had both steep slopes and wetlands. Ms. Greig asked if a centralized septic system could solve those problems and allow clustering. Mr. Mannix said that his perc tests showed very slow percolation and that a centralized system would not work. Mr. LeGrand said that Dutchess County was not in favor of centralized septic systems. Ms. Greig said that the County was in favor of designs that were properly engineered and were owned and maintained by a municipality.

The Chair said that numerous letters and e-mails had been received regarding any proposed residential development near the Old Rhinebeck Aerodrome. The end of the runway was found to be adjacent to one of the proposed residential lots. Ms. Greig said that the Aerodrome was not listed on the National Historic Register and as such was not a Type 1 action under SEQR.

Jennifer Fier made a motion to establish the Board as Lead Agency under SEQR. David Wright seconded the motion, and all members voted in favor. In addition, the Board referred the project to the Agricultural Advisory Committee for review.

OTHER BUSINESS

The Chair read a memo from Supervisor Blum Bump asking that two Planning Board members be nominated for the Intermunicipal Task Force, a group which would determine whether there was a need for an Intermunicipal Planning Board and, if it determines there is such a need, who would be on such a Board and what its jurisdiction would be. Jennifer Fier and Charles Laing said that they would represent the Planning Board on this Task Force.

ADJOURNMENT

Upon being advised by the Chair that there was no further business to come before the Board, Jennifer Fier made a motion to adjourn the meeting. David Wright seconded the motion, and all members voted in favor. The meeting was adjourned at 9:55 p.m.

Respectfully submitted

Paula Schoonmaker
Assistant Clerk to the Planning Board

Attachment

Resolution granting Amended Site Plan Approval to Bard College, Center for Curatorial Studies

Town of Red Hook Planning Board
Resolution Amending the December 6, 2004 Site Plan Approval in the matter of the Bard College Center for Curatorial Studies Building Expansion on Blithewood and Garden Roads within the Bard College Campus

May 2, 2005

Motion made by Charles Laing
Seconded by David Wright

The Town of Red Hook Planning Board hereby acts as follows on the April 18, 2005 Application by Bard College for Amended Site Plan Approval to amend the Site Plan, conditionally approved by the Planning Board on December 6, 2004 and signed and stamped by the Planning Board Chair on February 7, 2005, for an expansion of an existing arts facility, the Center for Curatorial Studies, and related site improvements located within its 550-acre campus and more specifically situate between Blithewood and Garden Roads. The modifications are as depicted on a 3-sheet set of 'Curatorial Center Expansion' Site Plan drawings (C 1.1 / Existing Conditions and Demolition Plan, C 1.2 / Proposed Site Conditions, and C 1.3 / Details) prepared by Lohan Caprile Goettsch Architects, Inc., issued on July 23, 2004, and revised on March 4, 2005.

1. Determines the modification shall have fewer impacts on both campus infrastructure and on lands adjacent to the Campus or within the community.

2. Waives further site plan review under Section 143-114C(1) of the Red Hook Town Zoning Code.

3. Grants Amended Site Plan Approval for the intended composite expansion of the Center for Curatorial Studies, as depicted by the referenced drawings and other supporting data, and authorizes the Chair to stamp and sign the Site Plan upon the Applicant's satisfaction of each of the below conditions within the next six (6) calendar months:

    a. Submission of Site Plan drawings in the number and form specified within the Town's Zoning Law.

    b. Payment of any outstanding fees or reimbursable costs due the Town of Red Hook.

Roll Call Vote:

Member Jennifer Fier	yes
Member John Hardeman	absent
Member Charles Laing	yes
Member Sam Phelan	absent

Member Paul Telesca	absent
Member David Wright	yes
Chairman Christine Kane	yes

Resolution declared: **APPROVED**

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

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Paula Schoonmaker, Assistant Clerk to the Board Date