

draft
**Town of Red Hook Planning Board
Meeting Minutes
October 18, 2004**

CALL TO ORDER/ DETERMINATION OF QUORUM

The meeting was opened at 7:45 p.m. by Chair Paul Thomas and a quorum determined present for the conduct of business.

Members present— Christine Kane, Mary Lou Muirhead, David Wright and Chair Paul Thomas. John Hardeman, Sam Phelan, and Paul Telesca were absent.

BUSINESS SESSION

The Board confirmed its next regular meeting for November 1, 2004.

The minutes of the October 4, 2004 meeting had been sent to the Board members and reviewed. David Wright made a motion to accept those minutes. The motion was seconded by Christine Kane, and all members were in favor.

The Chair urged members to consider attending a Land Use Leaders Training and Certification Program sponsored by the Dutchess County Planning Federation and the Dutchess County Legislature. The program will take place Monday, November 15, 2004 and Tuesday, November 16, 2004 at the Farm and Home Center in Millbrook.

The Chair then read a letter from Mark Graminski, P.E. and L.S., requesting a ninety (90) day extension to meet the conditions for Sketch Plan Approval of the Common Fire Foundation minor 3-lot subdivision on NYS Route 9G and West Kerley Corners Road. Mary Lou Muirhead made a motion to grant the extension to a new date of January 14, 2005, and Christine Kane seconded the motion. All members present voted in favor.

The Chair also read a letter from Keith Lore requesting written direction from the Board concerning a proposed road for the proposed Anderson Commons subdivision. The Board generally agreed that it was in favor of the subdivision design and that the road was necessary for that subdivision. The Chair said he would contact Supervisor Marirose Blum Bump to make sure the Town had no concerns with the road. He would also contact Jay Trapp, Chair of the Village of Red Hook Planning Board, to discuss the matter. Subsequently, he would draft a letter in support of the road and circulate that letter among the Board members before sending it to Mr. Lore and other interested parties.

David Wright asked the Chair if he had contacted Joel Sachs in regard to the proposed Jeffrey Agrest subdivision and the issue of segmentation. The Chair said he had contacted Mr. Sach's office about the matter but had not yet received a response. He said he would make sure he had an answer by the November 1, 2004 meeting.

The members were given a packet of revised planning applications and checklists. The Chair asked that the members review these revised forms and make comments and suggestions. The forms will eventually be available online at the Town's website.

REGULAR SESSION (OLD BUSINESS)

Bard College (Robbins House Residence Hall) – Robbins Road – Special Use Permit and Site Plan

Peter Setaro, P.E. and Darin Dekoski, P.E., of Morris Associates and Peter Reynolds of Ashokan Architecture were present in support of applications to authorize the construction of a revised expansion totaling 50,000 square feet to the existing Robbins House Residence Hall on the Bard College Campus in the Institutional (I) District.

Mr. Reynolds said that after a pause in the project, the college had a new construction target date of mid-winter. He said that the project coordinators had most of the required elements ready except the archaeological review.

Mr. Reynolds went on to say that the proposed addition would house 160 student beds and 3 additional beds in faculty apartments. The student housing would be used not to add to the student population but rather as a cushion while older dorms were being renovated. He said that the addition would incorporate geothermal heating and cooling systems as well as other environmentally advanced components.

Mr. Dekoski pointed out that the parking lot would be expanded to add 70 additional spaces, that the stormwater management and drainage system would be enlarged to accommodate the expansion, and that the existing septic system would be connected to the new addition.

Mr. Setaro said that a landscaping plan had not yet been submitted but that he would work with the Bard landscapers to develop such a plan and that it would be submitted in the near future.

Mr. Setaro and Mr. Reynolds acknowledged that they had not yet received a height variance from the ZBA and that the archaeologist had not yet prepared his final report.

The Chair reminded the Bard representatives that the College must submit a comprehensive and inclusive Master Plan Update to the Planning Board before the Board can act on either Robbins House application. Review of the Master Plan Update could be undertaken concurrently with review of the Robbins House applications. In addition, the Chair said that the College's creation of the Manor House Café without site plan approval from the Planning Board was a violation of the Town's Zoning Code and that the Planning Board was prohibited from acting on any further proposals from the College until the violation was remedied.

Nevertheless, the Chair said that, in the absence of objections from involved agencies, the Board could declare itself Lead Agency for the SEQRA review of both the Master Plan Update and the Robbins House project. The Board by consensus agreed.

The Board also generally agreed to set a public hearing date for both applications, to refer the applications to the Dutchess County Department of Planning and Development and to schedule a field visit to the Bard campus for Saturday, October 30, 2004 at 11:00 a.m. Members will meet Mr. Reynolds at the entrance to the Fisher Performing Arts Center. Since a quorum of the members would be present, the Board directed the clerk to advertise the site visit with a public notice in the Kingston Daily Freeman. The Board

also tentatively scheduled for the November 1, 2004 meeting discussion of a site plan application for the Manor House Café.

Mary Lou Muirhead made a motion to adopt an offered procedural resolution accepting the applications for both the Master Plan Update and the Robbins House expansion. David Wright seconded the motion, and all members present were in favor. A copy of that resolution is attached to, and made part of, these minutes.

OTHER BUSINESS

Town of Red Hook Land Use, Conservation and Development Working Group.

GREENPLAN's Ted Fink gave a presentation outlining the Working Group's recommendations on how the Town could enhance its tax base, cope with population growth, and preserve its rural character. He said that he would copy the presentation to a compact disc and send it the clerk, who could in turn make copies for the Board members.

Asked if he had been advised regarding a timetable for implementing these recommendations, Mr. Fink replied that he had not.

Mary Lou Muirhead said that she was in favor of designating a conventional subdivision as a Type 1 action under SEQRA. In that case, Mr. Fink said, subdividers could be required to send out copies of their proposals to community providers such as the police, the school, and the fire department for review and comment.

Karen Schneller McDonald, a member of the Working Group, said that in her experience, developers benefit from knowing what is expected of them. In that regard, a pattern book depicting recommended site designs would be helpful. Christine Kane added that compiling such a pattern book for the Town of Red Hook could be part of the proposed Master Planner's job.

The Chair asked if these recommendations could be implemented in a reasonable amount of time. The Board generally agreed that some aspects could be implemented quickly while others would take more time. Mr. Fink suggested that Board members refer to the conservation subdivision designs adopted by the Town of Warwick.

ADJOURNMENT

Upon being advised by the Chair that there was no further business to come before the Board, Christine Kane made a motion to adjourn. David Wright seconded the motion, and all members present were in favor. The Chair adjourned the meeting at 9:50 p.m.

Respectfully submitted

Paula Schoonmaker
Assistant Clerk to the Planning Board

Attachment:

Procedural resolution accepting applications from Bard College

The Town of Red Hook Planning Board hereby acts as follows on the below Applications by Bard College:

- o Application for Site Plan Approval to authorize 50,000 s.f., 162-bed, expansion of Robbins House Residence Hall as described in a set of Preliminary Plans, a Preliminary Stormwater Management Report and an Amended Full EAF Part 1 submitted by Morris Associates on September 9, 2004.
- o Application for Amendment of 'Educational Campus' Special Use Permit in consideration of Bard College Campus Master Plan Update and related Generic EAF submitted March 30, 2004, as prepared by Buckhurst Fish & Jacquemart (BFJ).
 - 1. In consideration of a Notice of Intent to Serve as Lead Agency under SEQRA issued by the Planning Board on March 1, 2004, and lack of any related dissent by the other potential involved agencies, declares the Planning Board the SEQRA Lead Agency for coordinated site-specific environmental quality review of a Proposed Action identified as Expansion of Bard College Robbins House Residence Hall.
 - 2. In further consideration of a Notice of Intent to Serve as Lead Agency under SEQRA issued by the Planning Board on April 5, 2004, and lack of any related dissent by the other potential involved agencies, declares the Planning Board the SEQRA Lead Agency for coordinated program-specific environmental quality review of a Proposed Action identified as Update of Bard College Campus Master Plan / Amendment of 'Educational Campus' Special Use Permit.
 - 3. Accepts both of the above-cited Applications as adequate for purposes of commencing Planning Board, consultant and public review.
 - 4. Schedules a combined Public Hearing on the above-cited Applications for Monday, December 6, 2004, at 7:40 p.m. and directs the Clerk to provide timely notice thereof after consulting with PLANNERS EAST as to the specific content of the notice.
 - 5. Schedules a field visit to the Bard College Campus for Saturday, October 30, 2004, at 11:00 a.m. to both examine in detail the site of the Robbins House Residence Hall project and visit the location of all other planned projects set forth within the Campus Master Plan Update.
 - 6. Refers the above-cited Applications to D.F. Wheeler Engineers and PLANNERS EAST Incorporated for technical review and comment.

7. Refers the above-cited Applications to the Dutchess County Department of Planning and Development for advisory review and comment pursuant to Section 239 of the General Municipal Law.
8. Advises the Applicant and all other involved agencies that no action may be taken by the Planning Board or any other involved agency with respect to either of the above-cited Applications until either a Negative Declaration or SEQRA Statement of Findings has been issued with respect to the matter by the SEQRA Lead Agency.
9. Further advises the Applicant that no action will be taken by Planning Board with respect to the Application for Site Plan Approval for the Robbins House Expansion project until the 'Educational Campus' Special Use Permit has been amended upon consideration of the Campus Master Plan Update.