

**Town of Red Hook Planning Board
Minutes / Monday August 21, 2023**

Chairman Kristina Dousharm called the meeting to order at 7:10pm. A quorum was determined present. Members present were Kristina Dousharm, Maxine Coleman, Karen Smythe, and Ariadne Montare, in person, and Arthur Salman via zoom. Also present were Planning Board Clerk Katie Khakhar in person, Planning Consultant Ted Fink and Engineering Consultant Chris Rokos, via zoom.

Kristina Dousharm reviewed the agenda. Maxine Coleman moved to approve the draft minutes for June 26, 2023. Ariadne Montare seconded, and all present members voted in favor. Member Karen Smythe arrived at 7:10pm

PUBLIC HEARINGS

Bard College Residence Halls – Special Use Permit and Site Plan Certificate of Appropriateness Public Hearing on an application to construct 4 new residence halls and a small student center on Bard College Campus located in the Institutional District.

Applicant Representatives, Laurel Reiter was present in person and Mike Tucker and Alex Hart were present via zoom. Karen Smythe moved to open the hearing, Maxine Coleman seconded, and all members voted in favor. The applicant representatives gave an overview of the project. The board members questioned the paving materials and the size of the trees being used. Alex Hart clarified the materials would be engineered to meet the standard to support emergency vehicles and the planned trees ranged in size from 8-10 feet high to 12-14 feet high.

Kristina Dousharm asked if there were any additional questions or comments.

Bard Student Jamie Bryce asked how many students the Residence Dorms will house. The applicants confirmed the dorms would have approximately 400 beds.

Bard Student Sarah Seeker asked for clarification on the walkways accessibilities, especially concerning the gravel areas. The applicants confirmed the back roads only would be gravel and still meet ADA accessibility, and a resin bonded aggregated is planned to provide a stable surface.

The board members asked about parking. Coleen Murphy answered there is no parking plan as the college will not allow first year students to have cars.

Ted Fink reviewed SEQR, the CAF, and the SEQR resolution. Karen Smythe moved to accept the resolution, Maxine Coleman seconded, and all members voted in favor.

The board members extended the public hearing for a special meeting on a date to be determined.

Devereux Foundation Site Plan- Applicants John Lopez and Shannon Gallivan, Applicant Representative Bob Baker Public Hearing on an application to install an 8ft tall chain link fence 10ft set back from existing perimeter property lines on parcel 244300 located at 40 Devereux Way in the Institutional District.

Applicants John Lopez and Bob Baker were present in person. Karen Smythe moved to open the Public Hearing, Maxine Coleman seconded and all members voted in favor. The applicant representatives gave an overview of the project.

Kristina Dousharm asked if there were any additional questions or comments.

Pam Mullen, owner of a neighboring property, voiced her concerns regarding the placement of the fence along her property line and requested to see a sample of the proposed fencing. The applicants confirmed the placement of the fence would not be on the ridge behind her property and they agreed to plant landscaping to conceal the fence. Ms. Mullen also raised the issue of potential future issues such as enforcement, erosion and drainage. The board members reviewed the process the applicants will take to install the fence, and the process for her to take to report to the Town in the event of any future issues.

Planning Board Clerk, Katie Khakhar, read the Public Comment submitted via email, from Lori & Jim Holt, owners of a neighboring property. They voiced concerns regarding the placement of the fence along two sides of their property line and requested consideration will be given to aesthetics and future resale. The applicants responded they had met with these neighbors and assured them the fence will be installed off grade.

Karen Smythe moved to close the Public Hearing. Ariadne Montare seconded, and all members voted in favor.

The board members reviewed the approval resolution. Karen Smythe moved to approve the resolution, Maxine Coleman seconded and all members voted in favor.

Bradford CoA- Applicant: David Bradford & Michele Platt Public Hearing on an application for a Certificate of Appropriateness install a 100 ft privacy fence of cedar running horizontally on parcel 220821 located at 45 Old Post Road N in the Hamlet District.

Applicant Michele Platt was present via zoom. Ariadne Montare moved to open the Public Hearing, Karen Smythe seconded and all members voted in favor. Michele Platt gave an overview of the project.

Kristina Dousharm asked if there were any additional questions or comments.

Paul Laibach, neighbor of the applicants, asked if the finished side of the fence will face the neighbors and if the fence would be installed on the property line. Michele Platt confirmed the finished side would face her neighbor. Ted Fink clarified there was no set back requirement in the zoning laws. Mr. Laibach also questioned who would maintain the fence. Michele Platt confirmed David Bradford would maintain the fence.

Karen Smythe moved to close the Public Hearing, Maxine Coleman seconded, and all members voted in favor.

The board members reviewed the comments from the Design Review Committee and the Certificate of Appropriateness. Karen Smythe moved to approve the Certificate of Appropriateness. Maxine Coleman seconded, and all members voted in favor.

Verse Works- Shafer CoA- Applicant: Vanessa Shafer- Public Hearing on an application for a Certificate of Appropriateness to renovate the interior of an existing single family home with a 100 sq ft expansion

of the second floor via new rear shed SS metal dormer on parcel 388906, located at 1077 River Road, in both the LD and Scenic Corridor Districts.

Applicant Vanessa Shafer was present via in person. Karen Smythe moved to open the Public Hearing. Ariadne Montare seconded, and all members voted in favor. Vanessa Shafer gave an overview of the project.

Kristina Dousharm asked if there were any additional questions or comments.

Barbara Eichin, owner of a neighboring party, had questions regarding the placement of the rear deck. Vanessa Shafer reviewed the proposed measurements and placement and added there would be landscaping surrounding the deck.

The board members reviewed the comments from the Design Review Committee. Vanessa Shafer clarified the deck proposed was the low-profile deck with no railing and explained the decisions regarding the window choices.

Karen Smythe moved to close the Public Hearing. Ariadne Montare seconded, and all members voted in favor.

Karen Smythe moved to approve the Certificate of Appropriateness on the condition the applicant converse with the Design Review Committee to resolve any questions regarding the windows. Ariadne Montare seconded, and all members voted in favor.

OLD BUSINESS

Bard Performing Arts Lab Applicant Representatives: Coleen Murphy and Charles Utschig – Site Plan, Special Use Permit, Certificate of Appropriateness- Continued discussion of an application to construct a new Performing Arts Lab on Robbins Road in the Historic Landmark District

Applicant Representative Coleen Murphy was present in person. Ted Fink reviewed the Intent to be Lead Agency Resolution. Ariadne moved to accept the resolution. Maxine Coleman seconded. Karen Smythe and Kristina Dousharm voted in favor, and Arthur Salman abstained.

NEW BUSINESS

Fox- Townsend Certificate of Appropriateness- Applicants Arron Fox and Dominique Townsend-

Presentation of an amended application for a Certificate of Appropriateness for the installation of a new fence located at 112 Old Post Road, located in the Hamlet District.

Applicant Dominique Townsend gave an overview of the application, and explained why they amended their original application from a 6 ft solid fence to a 4 ft high picket fence. She clarified they would prefer a 6ft high picket fence because of the aesthetics and sloping of their yard. The board suggested the applicant amend the application to reflect their preferred design and requested they submit pictures of the location of the proposed fence. Ted Fink reviewed the zoning laws regarding installing a fence on a corner.

The board members scheduled the Public Hearing will for September 18, 2023.

Hudson River Renewables- 1288 Annandale Road- Certificate of Appropriateness- Applicant Representative Jeff Nazri/ Jim Goff - Presentation of an application to install a 7.3 residential rooftop

solar system with batter backup on parcel number 524427 located on 1288 Annandale Road in the Hamlet of Annandale and the Historic Overlay District.

Applicant representative Jim Goff, present via zoom, gave an overview of the application and discussed this was a installation of additional solar panels on the house that currently has solar panels. The board members discussed the connection of the new panels and existing panels and requested the applicant submit images of the proposed installation.

The board members scheduled the Public Hearing will for September 18, 2023.

Nevill-Manning Certificate of Appropriateness- Applicant Representative Brian Messana, Owners – Eversleigh LLC- Presentation of an application to renovate an existing single story 1550 sq ft guest cottage on parcel number 255660 located at 245 Woods Road in the Water Conservation District, Limited Development District, and the Scenic Corridor Overlay.

Applicant representative Brian Messana, present via zoom, gave an overview of the application and reviewed the site plans, planned renovations, and proposed materials. The board members questioned if the finish of the proposed siding was reflective and from where the house would be visible. They requested the applicant submit a sample of the siding and a grade/elevation map.

The board members scheduled the Public Hearing will for September 18, 2023.

Stone Valley NY LLC Special Use Permit, Site Plan, and Certificate of Appropriateness- Applicant Representatives – Mark Graminski, Andrew Howard, Janice Parker, and David Bae.

Presentation of an application to rectify development actions, re-locate existing accessory structures, and to renovate existing accessory structures on parcel number 008190 located at 4-124 Eden Knl in the Limited Development District and the Water Conservation District.

Applicant representatives Mark Graminski, Andrew Howard, Janice Parker, and David Bae were present in person. Andrew Howard began the presentation by clarifying the proposal was for residential use, and not commercial use. Mark Graminski gave an overview of the application which included an overview of the site plans, review of planned rectifications, proposed projects materials, and planned landscaping. David Bae gave an overview of the proposed renovations and new structures in the sports complex area and the new greenhouse.

The board members discussed the proposed planned and past issues concerning the Granary Building. The applicants clarified that the Granary Building was planned to be moved back to its original location in its current state. They discussed the planned landscaping maintenance, agricultural plans, proposed tree removals and location of the proposed structures in relation to Poet's Walk.

The board members requested a site visit for the board members, the Design Review Committee Members, Planning Consultant Ted Fink and Engineering Consultant Brandee Nelson.

Engineering Consultant Chris Rokos reviewed his submitted comments.

Ted Fink reviewed the Resolution Establishing Intent to be Lead Agency. Maxine Coleman moved to approve the resolution. Karen Smythe seconded, and all members voted in favor.

OTHER BUSINESS

The Planning Board Members discussed the need for a form or memo for each application clarifying the reason the Building & Zoning referred it to the Planning Board.

Reminder that the September 18th Meeting of the Planning Board will begin at 6:30pm for a Solar Array discussion from Engineering Consultant Brandee Nelson. The Planning Board Members discussed beginning all Planning Board meetings at 6:30pm. They agreed to continue this discussion at the next meeting.

ADJOURNMENT

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

The next regular meeting of the Town of Red Hook Planning Board will occur on Monday September 18, 2023 at 6:30 pm.

Respectfully Submitted,
Katie Khakhar, Planning Board Clerk