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Town of Red Hook Planning Board
Meeting Minutes
August 8, 2005

CALL TO ORDER/ DETERMINATION OF QUORUM

The meeting was opened at 7:30 p.m. and a quorum determined present for the conduct of business.

Members present — Jennifer Fier, John Hardeman, Charles Laing, Sam Phelan, David Wright and Chair Christine Kane. Paul Telesca was absent. Planning Consultant Michele Greig was also present.

BUSINESS SESSION

Christine Kane confirmed the evening's agenda and the next scheduled meeting for August 22, 2005.

The minutes of the July 25, 2005 meeting had been sent to the members and reviewed. Jennifer Fier made a motion to accept those minutes. David Wright seconded the motion, and all members present voted in favor.

Christine Kane called attention to copies of the Red Hook Village Planning Board minutes which had been distributed to the members. She also urged members to attend Leadership classes to be given by Pace University on October 15, 2005.

PUBLIC HEARINGS

Bard College/ Center for Science and Computation – Campus Road – Site Plan
Mark Halsey and Richard Griffiths of Bard College, David Rolland of Rafael Vinoly Architects, and Darin DeKoskie of Morris Associates were present for further discussion of an application for Site Plan Approval to authorize construction of an approximately 54,600 s.f. building and associated site improvements on an approximately 3.0-acre project site within the Institutional (I) and Hudson River National Historic Landmarks Districts.

Christine Kane read the public hearing notice that appeared July 19, 2005 in the Kingston Daily Freeman.

Mr. Rolland explained the project, saying first that that the shape of building echoed the curvature of the landscape. He went on to say that the laboratories would face west toward the forest, the spine of the building would be offices and elevators, and the lobbies and meeting rooms would face east. The glass on both the east and west sides of the building would take advantage of picturesque views. He said a new road off Campus Road would provide an entrance to the building. Referring to the Board's concerns about light spill from the building, he said that while there would be an approximately 30 foot rise from Annandale Road to the building, the west side of the building would be 220 feet from that road. Finally, he said that new linden and poplar trees would be planted along the roads.

Christine Kane then opened the hearing for public comment. There was none.

In answer to questions about the exterior of the building, Mr. Rolland said that the spine of the building would be sheathed in metal painted a neutral color. The labs and classrooms would be clad in several different unfinished metals.

Mr. Rolland went on to say that vehicular traffic would come from Campus Road, not Annandale Road, that existing sewer and water supply systems would service the building, that stormwater would drain into a retention basin and from there into an existing swale system, and that lab waste would be treated in the basement of the building. He said that there would be a wall around the refuse area. Finally, he said that the biology and math departments would move into this building, leaving chemistry and physics in the existing science building.

Christine Kane said that the Town Engineer had reviewed the plans and had no concerns at that time. She asked if an archaeology report had been submitted to NYS OPRHP. Mr. DeKoskie said that the report had been submitted but that there had been no response as yet. He added that a turnaround area had been moved to avoid any potentially significant archaeological site.

Ms. Greig said that the public hearing could not be closed nor could a SEQR determination be made until the Board had received the archaeological sign-off letter.

The Board asked about the transition between this dramatically contemporary building and the historic stone building next to it. The Board requested drawings that showed both buildings and the transition between them.

Concerned about possible glow at night from this largely glass building, especially in winter, the Board asked for more views of the building site from Annandale Road, especially from the north. In addition, it asked for more accurate drawings of the trees in relation to the building and also for details about which trees the college would keep, which would be removed, how large the remaining trees would be and whether they would be deciduous or evergreen. The Board acknowledged that the college could not plant trees along the north side of the building since such plantings would encroach upon the open area used for commencement and other college events. The Board asked for renderings simulating the light from the building that would be visible at night along Annandale Road. It encouraged the applicants to consult with a landscape architect regarding this matter.

Sam Phelan encouraged all members to visit the site before the next meeting.

The public hearing was continued until August 22, 2005.

TGS Associates/ Hardscrabble Commons – NYS Route 9 and Metzger Road – Special Use Permit, Site Plan and Subdivision Plat

Tom Cummings, P.E., Art Brod of Planners East and Todd Baright were present for a continuation of the public hearing on applications for Special Use Permit, Subdivision Plat and Site Plan Approval to authorize the creation of a 6.283-acre lot and a 6.876-acre lot from the 13.159-acre Hardscrabble Plaza site and to authorize modifications to the existing site, construction of a 2-story, mixed retail and apartment building and a 2-

story, 24,000 s.f. total floor area, self-storage facility on the proposed Lot 1, all in the B1 District.

Todd Baright submitted drawings showing two different possible rooflines for the mixed use building. The Board generally agreed that the drawing showing the dormers flush with the eaves was more in keeping with a traditional neighborhood design. Mr. Baright also submitted cut sheets for ornamental fencing to be installed on the west side of the self-storage building. The Board agreed that this fencing would be acceptable.

Mr. Cummings outlined the changes that had been made in response to reviews by the Board and the Town Engineer. He said that six parking spaces had been eliminated along the north side to comply with existing zoning regulations. The 164 remaining spaces were in excess of the required minimum. The berm in front of the self-storage building had been replaced by tall trees and a swale to facilitate drainage. The aisle on the south side of the mixed use building had been widened. The delivery access road in front of Holy Cow would be covered with grass pavers. There would be additional islands with trees in the parking lot.

In response to Town Engineer Dan Wheeler's comments, Mr. Cummings said that fire lanes would be clearly designated, that the plan will be updated to show the existing lights that would remain, and that he would address Mr. Wheeler's concerns about the stormwater drainage plan. He said that he had communicated with NYS DOT about the possibility of a crosswalk across NYS Route 9 in front of Hardscrabble Commons but that the DOT had not been in favor of such a plan. A letter to this effect would be submitted soon.

The Board and the applicants had received a letter from Town Highway Superintendent Wayne Hildenbrand which said that after consultation with the Town Fire Chief and the Town Engineer, he was agreeable to narrowing the width of the extension road from Hannaford's from 42 feet to 38 feet.

Mr. Brod addressed several concerns raised in the GreenPlan review. First, he said that since the Planning Board office was unable to locate the Stage 1 archaeological study undertaken by Greenhouse Consultants for the Hannaford project, he would contact NYSOPRHP to remind them that Stages 1, 2 and 3 had all been completed for that project and that the area of potential significance had not been found to extend into Hardscrabble Commons. Second, he said the applicants would submit calculations and if necessary revise the plan to comply with Town zoning regulations regarding the amount of landscaping required within a parking lot. Finally, he said that the applicants believed that there was enough of a consensus between the Board and the applicant team regarding the design of the proposed buildings that referral to the Hamlet/Design Review Committee was not necessary. The Board agreed.

Ms. Greig reminded the applicants that if they wanted projecting signs from the individual retail or office spaces, they would have to seek a variance from the ZBA.

Mr. Cummings asked that the Board agree to the addition of a note on the site plan saying that if, after construction, the parking lot was found to be too dark, the Building Inspector or Zoning Enforcement Officer could authorize wattage changes without a review by the Planning Board. The Planning Board was generally not in favor of this notation.

Finally, Mr. Cummings said that mechanical systems such as air conditioners would be screened from view, as would the trash receptacles.

Christine Kane asked if there was any comment from the public. There was none.

The public hearing was continued to August 22, 2005.

<u>REGULAR SESSION (OLD BUSINESS)</u>

Lisa Herman (Stony Creek Riding Stable) – 175 Lasher Road – Site Plan.
Tim Ross, P.E. and Lisa Herman were present in support of an application for Site Plan approval to authorize construction of facilities and establishment of Riding Academy on 30-acre parcel (TMP 15-6275-00-323335) in RD3 and Certified Agricultural Districts.

Christine Kane reminded the Board that Ms. Herman's applications for Special Use Permit and Site Plan Approval had undergone a public hearing in September 2004 and that a negative SEQR declaration had been made at that time. Ms Herman had been granted a Special Use Permit in October, 2004 and had returned with a revised site plan seeking Site Plan Approval.

Mr. Ross said that the plan was largely the same as the plan discussed in October, 2004. He said there would be one light over the barn entrance and that that light would be shielded and pointing toward the ground. The bulb would be no more than 100 watts.

Ms. Herman said that she would give lessons and board no more than ten horses. She planned maximum hours of operation from 10 a.m. to 7 p.m., seven days per week. The riding area inside the barn would not emit glow past 7 p.m., and the aisle light in the boarding area would not shine through the translucent roof.

Ms. Herman went on to say that the newer version of the barn had an angled roof peak. The ends would be metal painted hunter green, and the roof would be white fabric. The sign would be the same as submitted last year, complying with signage regulations and painted white and hunter green. She assured the Board that existing trees would shield the barn area from the adjoining neighbors.

Mr. Ross said that the portalet would be screened by blue spruce trees, that the parking area contained 7 parking spaces and that water from the wash stall would drain into infiltrators at the side of the barn.

The Board asked the applicant to submit updated elevations of the barn, to locate the sign on the site plan, and to submit a plan to prevent stormwater runoff from the manure pile from entering the White Clay Kill Creek.

Sam Phelan made a motion to adopt a resolution granting site plan approval with the condition that the manure pile be covered with a tarp, no closer than 100 feet from the White Clay Kill Creek, and bermed to prevent runoff into the creek. John Hardeman seconded the motion, and all members present voted in favor. A copy of that resolution is attached to, and made part of, these minutes.

Bard College / Village Dorm Expansion – Annandale Rd. and Cruger Island Rd. (Annandale) – Site Plan
Peter Reynolds of Ashokan Architecture and Chuck Simmons from Bard were present for continued discussion on an application for Site Plan Approval for dormitory buildings, approximately 4,600 sq. ft. each, to be built in two phases, two buildings in the initial phase and two at a later time, with associated site improvements, within the Institutional (I) and Hudson River National Historic Landmarks Districts.

Christine Kane gave Mr. Simmons a copy of Hudson & Pacific Design's review of Bard's landscaping plan, undertaken at the request of the Planning Board. Stefan Yarabek of Hudson & Pacific had also submitted a list of appropriate plants. Christine Kane recapped the review, saying that Mr. Yarabek suggested thinning scrub trees and trees that were too close together to develop correctly. Mr. Simmons said that those trees were on the County's right-of-way, not on Bard property. Mr. Yarabek also suggested moving the access road. Mr. Simmons said the access road had been located so as to avoid potentially significant archaeological sites. Mr. Simmons said that the allee and other features of the design suggested by Mr. Yarabek were more formal than Bard wanted or could maintain. He said that Bard would prefer a more natural, informal look.

The Board and the applicant agreed that Bard's landscape architect should review Mr. Yarabek's suggestions. The project was tentatively scheduled to return before the Board on August 22.

7 Pines, LLC – Norton Road – Subdivision Plat
Tom Mannix, P.E. & L.S., Tom LeGrand, Robert Wise and Donald Wise were present for discussion of 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.

Christine Kane referred to a letter submitted by Tom LeGrand which endeavored to show that clustering houses on the Wise parcel was inadvisable if not impossible. Mr. LeGrand said that the slopes and wetlands present on the land put such constraints on the design of a large combined septic system that such a system would not be feasible.

Ms. Greig said that the applicants still had not submitted an acceptable map showing the wetlands, the topography, the soils, the proposed lot lines, the proposed driveways, the proposed wells and septics and the proposed building envelopes. Mr. Mannix said that such a map would be available by the time the project was before the Board again. He also said that the applicants had changed one of the building envelopes, which would eliminate a driveway crossing a stream but would also eliminate the possibility of a shared driveway and curb cut.

John Hardeman said that the applicants had presented a plan which contained an acceptable number of homes, kept the homes out of view from the road, and contained a commitment to a conservation easement prohibiting any further subdivision.

The Board generally agreed to accept the sketch plan and requested the applicants to submit ten (10) copies of the map with the required information for further review.

REGULAR SESSION (NEW BUSINESS)

Thomas Pratt – NYS Route 9 and Old Farm Road – Site Plan
Thomas Pratt presented an application for Site Plan Approval to authorize establishment a used car dealership on a 2.95-acre parcel at 5 Old Farm Road in the B1 District.

Mr. Pratt said that the proposed used car business would share a building with Butler Flooring, the Bagel Shoppe and other establishments. He said the business would be open Monday through Thursday, plus Saturday.

Sam Phelan said there had been outstanding zoning violations at that site in the past and that the Board would need to investigate the current state of compliance.

Mr. Pratt said that everything on his plan was existing. He said that he was willing to install planters on the east side near the street to shield the cars from view. Ms. Greig said that that area looked as if it might be within the DOT right-of-way.

Jennifer Fier asked if there were enough parking spaces for the various retail stores in the complex. Sam Phelan said that the square footage of the businesses would also bear on that discussion.

The applicant was requested to obtain a schedule of all uses contained in that building and the square footage for each use. The Planning Board would investigate whether the signage was in compliance with Town zoning regulations.

Steven Bear – 398 Spring Lake Road – Special Use Permit
Steven Bear was present with an application for Special Use Permit to authorize addition of a bathroom to existing single-family residence within 100 feet of Spring Lake on a .22-acre parcel in the RD3 District.

Mr. Bear explained that the Special Permit was needed because the proposed bathroom addition would be located within 100 feet of Spring Lake. He referred to a submitted letter from Richard Jones, P.E., establishing that the existing septic system would be adequate for such an addition. He also affirmed that he would install low-flow fixtures.

Sam Phelan said that this plan would be a more intensive use on a non-conforming lot.

The Board and the applicant generally discussed discrepancies in the purported size of the lot. Mr. Bear said that he would check with Town Assessor Richard Trotti. The Board also requested Mr. Bear to calculate the existing and proposed coverage and to determine all setbacks as soon as the lot size was determined.

David Wright made a motion to establish the project as a Type 2 action under SEQR, requiring no further review. Sam Phelan seconded the motion, and all members present voted in favor.

The project was scheduled to return to the agenda on September 19, 2005.

Rondack Construction/ Glen Pond Road Office Buildings – Site Plan
Art Brod of Planners East, Ron Goodman and Elizabeth Radell presented an application for Site Plan Approval to authorize construction of two (2) one-story buildings totaling 9600 sq. ft. for business and/or office use on a 1.889-acre site in the B1 District.

Mr. Brod explained that the 1.89-acre flag lot project site had been part of the Eye Associates subdivision. The proposed buildings would total 9600 sq. ft. and require 42 parking spaces. The buildings would have an on-site sewage disposal system and receive its water supply from the Village of Red Hook. He said that the project was wholly consistent with the zoning regulations. After reviewing for environmental factors, he had found that soils of statewide importance were present on approximately 0.4-acres.

Mr. Goodman said that the exterior of the buildings would be hardi board, stone veneer and glass and that the roofs would be shingled. The buildings would contain commercial or professional businesses. Each tenant would have his own entrance, and there would be no common space. He would install sidewalks around the building.

The Board and the applicant generally discussed ensuring adequate water supply and sewage disposal systems if doctors or dentists became tenants.

Mr. Brod said that the project would not require a SPDES permit.

Because of the need for adequate frontage, the Board and the applicant generally discussed the possibility of establishing a shared driveway with the adjoining Eye Associates. The applicants could seek a variance for an exclusive driveway or could discuss allowing Eye Associates clients to use the Glen Pond Office building driveway.

The applicants said that setback requirements precluded locating the parking area at the side or rear of the buildings, but they added that existing buildings would screen most of the proposed development from Glen Pond Road. There would be no loading dock.

The applicants were asked to submit information about the tall wetland grasses they planned to install around the stormwater drainage basin.

John Hardeman made a motion to issue Notices of Intent to serve as Lead Agency for the SEQR review. Jennifer Fier seconded the motion, and all members present voted in favor. The Board also referred the application and supporting documents to the Agricultural Advisory Committee and to the Dutchess County Office of Planning and Development.

The project was tentatively scheduled to return on September 19, 2005.

ADJOURNMENT

Advised by Chair Christine Kane that there was no further business to come before the Board, David Wright made a motion to adjourn. Sam Phelan seconded the motion, and all members present were in favor. The meeting was adjourned at 11:35 p.m.

Respectfully submitted

Paula Schoonmaker

Attachment: Resolution granting site plan approval to Lisa Herman/ Riding Academy

Town of Red Hook Planning Board
Resolution Granting Site Plan Approval in the Matter of the Stoney Creek Riding Academy and Boarding Stable on Lasher Road in the RD 3 District

August 8, 2005

Motion made by Member Sam Phelan

Seconded by Member John Hardeman

Whereas, the Town of Red Hook Planning Board received an application for Site Plan approval from Lisa Herman for a riding academy and boarding stable on undeveloped land in the RD3 District; and

Whereas, the ± 30.0-acre parcel is located at 175 Lasher Road in the Town of Red Hook, Dutchess County, New York; and

Whereas, the proposed action requires Site Plan Approval pursuant to the Town of Red Hook Zoning Regulations; and

Whereas, the Planning Board reviewed the application for Site Plan approval May 10, 2004, a Site Plan dated July 15, 2005, and illustrations of the proposed signage; and

Whereas, the Planning Board declared itself Lead Agency for the proposed action on June 7, 2004, reviewed a Short Environmental Assessment Form dated May 17, 2004, and adopted a Negative Declaration for the proposed action on October 4, 2004; and

Whereas, the Planning Board held a Public Hearing on the Site Plan application on September 28, 2004;

Now therefore be it resolved, that the Planning Board approves the Site Plan as depicted in the referenced drawings 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 a plan showing that the manure pile will be tarped, bermed, and at least 100 feet from the White Clay Kill Creek to prevent run-off.

b. Submission of a plan showing the location of the proposed sign.

c. Submission of updated elevations of proposed barn

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

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

Roll Call Vote:

Member Jennifer Fier	yes
Member John Hardeman	yes
Member Charles Laing	yes
Member Sam Phelan	yes
Member Paul Telesca	absent
Member David Wright	yes
Chair Christine Kane	yes

Resolution declared: **APPROVED**

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

______________________________________ ________________
Paula Schoonmaker, Assistant Clerk to the Board Date