Town of Red Hook Planning Board

Approved Meeting Minutes / Monday, August 1, 2022

Chairman Sam Phelan called the meeting to order at 7:30 pm. A quorum was determined present for the conduct of business. Members present at Town Hall: Brian Kelly, Arthur Salman and Karen Smythe. Also present at Town Hall was Planning Board Clerk Kathleen Flood. Members present via Zoom: Sam Phelan and Lew Rose. Consultants Brandee Nelson and Ted Fink were also present via Zoom.

Brian Kelly moved to approve the meeting minutes of July 18, 2022. Karen Smythe seconded, and all members voted in favor.

Mr. Phelan announced the meeting was being held virtually and at Town Hall and was properly announced and publicized. He said the agenda had been modified to move the Verizon project up to the first item under new business.

<u>OLD BUSINESS</u>

Bard College: Master Plan Special Use Permit
Continued discussion of Bard College's updated Master Plan. Ian MacDonald, Colleen Murphy Alexander and Liz Axelson were present via zoom.

The Board and applicants reviewed the Part 2 Environmental Assessment Form (EAR part 2) submitted by the applicants. Ted Fink noted that the Board should keep in mind that the Campus Master Plan is a long-term plan, not a construction project, which EAF forms are generally designed to address.

Liz Axelson noted that, in filling out the document, she used asterisks to denote a small impact under the columns labeled 'no, or small impact'. She also added a recurring note stating that each construction project proposed in the Master Plan will undergo Planning Board review, including environmental review.

In carefully reviewing each section, changes were made to section 5, Impact on Flooding, and section 9, Impacts on Aesthetic Resources. Regarding the section entitled Impact on Energy, the Board requested some additional data on recent energy use by the College in addition to changing in the response 'd'.

In concluding, Mr. Fink recommended that the Board require a part 3 evaluation addressing the possible impacts that had been identified. The applicants agreed to submit that, and the Board asked Mr. Fink to draft a Negative Declaration that could be viewed by the public prior to the Public Hearing, which will occur at the next meeting, August 29.

<u>NEW BUSINESS</u>

Verizon Tower Site Plan – Kelly Rd
Presentation of application to upgrade the antenna of a cell phone tower on Kelly Rd.
Applicant's representative Troy Zellers was present via Zoom. He gave an overview of the project.

Lew Rose asked if the site was the only Verizon cell tower in Red Hook. Mr. Zellers replied that there is another in the village of Red Hook which is also undergoing improvements. Mr. Rose asked if the proposed improvements will increase cell coverage in the town. Mr. Zellers said yes. Mr. Rose asked if Mr. Zellers could provide an illustration of the increased coverage expected. Mr. Zellers said he could not provide anything but he would look into getting the information from project co-workers.

Mr. Rose said that he has no service at his home on River Road, and he felt that the proposed upgrades should improve service to the entire town. Mr. Zellers said the new antennas will provide 5G service. Mr. Rose requested confirmation and documentation that service will be improved. He said the town should use it's leverage to make sure that all town residents benefit from this upgrade, and suggested that perhaps a taller monopole is needed to improve service. Board members debated whether it was appropriate for the Planning Board to impose such requirements. Chairperson Phelan contended that cell coverage was not an appropriate topic when considering a Special Use permit.

Brandee Nelson explained that the town installed and owns the monopole, and the slots are leased to three different carriers. She said the lessees do not have authority to modify the tower. Mr. Rose said the Planning Board could make a recommendation to the Town Board to re-negotiate the lease.

The Board generally agreed to require Verizon to submit photos of the equipment that will be replaced and the replacements. Mr. Zellers shared specifications for the new equipment.

The Board reviewed a Type 2 SEQR resolution. Brian Kelly moved to adopt it. Karen Smythe seconded and all members voted in favor. A public hearing was scheduled for August 29.

Klose Special Use Permit – 45 Echo Valley Rd
Presentation of application to change the use of an existing primary residence to an accessory cottage, and to change the use of an existing 1750s barn to the primary residence on a 8.54-acre parcel in the RD1.5 Zoning District. Applicant Peter Klose was present via Zoom. He gave an overview of the project.

The Board reviewed the site and comments from Mr. Fink. Mr. Phelan said the site plan should be revised to show more detailed driveway, parking and lighting, and lighting cut sheets should be submitted. Karen Smythe moved to adopt a Type 2 SEQR resolution. Brian Kelly seconded and all members voted in favor. A public hearing was scheduled for August 29

New Beginnings Assembly of God Certificate of Appropriateness – 8059 Albany Post Rd
Presentation of application to receive a Certificate of Appropriateness for the proposed renovation to entrance lobby of church in the Upper Red Hook Hamlet of the B1 Zoning District. Applicant Peter Hubbell was present. He gave an overview of the project.

The Board reviewed comments from the Design Review Committee, who recommended that a Certificate of Appropriateness be granted.

Brian Kelly moved to waive a public hearing because the project is limited in size and scope. Lew Rose seconded and all members voted in favor.

The Board reviewed a draft Certificate of Appropriateness. Karen Smythe moved to adopt it. Lew Rose seconded and the motion passed unanimously.

Cohn-Cohen Lot Line Alteration – 266 Spring Lake Rd/516 Turkey Hill Rd
Presentation of application to alter the lot line of 516 Turkey Hill Rd to include 1.51-acres from 266 Spring Lake Rd. This proposed lot line alteration is in the RD3 Zoning District. Applicant Ron Cohen was present via Zoom. He gave an overview of the project.

Mr. Phelan asked how Mr. Cohen accesses his property. Mr. Cohen said he shares a driveway with his neighbor that goes off Turkey Hill Road. Mr. Phelan asked if a driveway agreement exists. Mr. Cohen said he was not aware of one. Mr. Phelan asked Mr. Cohen to find out if there is an agreement, and if there is not, obtain a letter from his neighbor that states permission for Mr. Cohen's access over his neighbor's land.

The Board reviewed comments from Ted Fink. He recommended that the plat be revised to include the names and addresses of both owners. Karen Smythe moved to adopt a Type 2 SEQR resolution. Lew Rose seconded and all members voted in favor. A public hearing was scheduled for August 29.

Rosolie-Osborn Lot Line Alteration – 428 Hapeman Hill Rd/630 Turkey Hill Rd
Presentation of application to alter the lot line of 630 Turkey Hill Rd to include 3.68-acres from 428 Hapeman Hill Rd. This proposed lot line alteration is in the Agricultural Business District. Applicant Kathy Osborn was present. Applicant's representative Marie Welch was present via Zoom. She gave an overview of the project.

Karen Smythe moved to adopt a Type 2 SEQR resolution. Brian Kelly seconded and the motion passed unanimously. A public Hearing was scheduled for August 29.

ADJOURNMENT

There being no further business before the Board, Karen Smythe moved to adjourn. Brian Kelly seconded and all members voted in favor.

Respectfully submitted,

Kathleen Flood