

Town of Red Hook Planning Board
Meeting Minutes / Monday February 6, 2023

Chairman Sam Phelan called the meeting to order at 7:38 pm. A quorum was determined present for the conduct of business. Members present at Town Hall: Sam Phelan, Kristina Dousharm, Arthur Salman, Lew Rose, Maxine Coleman and Karen Smythe. Consultants Ted Fink and Brandee Nelson were present via Zoom.

Kristina Dousharm moved to accept the meeting minutes from the October 3rd, 2022 meeting as well as the January 3rd, 2023 meeting. Karen Smythe seconded and all members voted in favor.

Mr. Phelan announced the meeting was being held virtually and at Town Hall, it was properly announced and publicized.

OTHER BUSINESS

Village of Tivoli Sewer Upgrade - LWRP

The Village of Tivoli plans to upgrade their sewer system, of which a portion falls within the bounds of the Town of Red Hook's Local Waterfront Revitalization Program, thus requiring an LWRP Consistency review and approval from the Planning Board. Christine Chale was present on Zoom and gave a presentation on the project. The Board discussed the extent of the site upgrades and expressed concern about discharge into the Sawkill River. Karen Smythe moved to accept the LWRP Consistency Resolution, Arthur Salman seconded and all members voted in favor.

Local Law B and C

Mr. Phelan told the Board that it is his understanding that the intent of these laws is to protect open space and to utilize town funds to support affordable housing. Town Supervisor Robert McKeon was present on Zoom. He agreed with Sam's explanation of the local laws. Mr. McKeon added that these laws will be an expansion of both uses and areas for incentive zoning funds. Mr. McKeon and the Board further discussed the details of the laws. Karen Smythe moved to accept the LWRP Consistency Resolution, Maxine Coleman seconded and 4 members voted in favor with 1 against.

PUBLIC HEARINGS

Bard College Ground Mounted Solar Array – Special Use Permit, Site Plan & CoA

Public Hearing on an application to construct a ground mounted solar array in a vacant field on the College campus.

John O'Connor and Brendan Boland from Solar Generation were present on Zoom. Mr. O'Connor gave a brief overview of the project. Mr. Boland gave an overview of the archaeological findings from SHPO. The Board asked for an updated site plan reflecting the changes to the mounting materials and installation process as well as a decommissioning agreement before moving to an approval. There were no questions or comments from the public. Kristina Dousharm moved to close the Public Hearing, Karen Smythe seconded and all members moved to close the Public Hearing. The applicants will return at a future meeting with the required materials. Ted Fink reviewed a LWRP Consistency Form. Kristina Dousharm moved to accept the consistency form, Karen Smythe seconded and all members voted in favor.

Bard College: Montgomery Place Path & Pedestrian Bridge – Special Use Permit, Site Plan and Certificate of Appropriateness

Extended Public Hearing on application to construct a pedestrian pathway connecting the Bard College Main Campus and the Montgomery Place Campus in the Historic Landmarks Overlay and Scenic Corridor Overlay Zoning Districts. The proposed path would begin at 1259 River Rd and continue until the Montgomery Place Visitor Center at 55 Montgomery Place.

Amy Parrella was present over Zoom. Bard is still waiting on an approval letter from SHPO before they can move forward with an approval resolution. Amy Parrella told the Board she has a meeting with SHPO later this week. Mr. Phelan said he had a conversation with attorney Jennifer Gray about the Board issuing a phased approval of this project, since it is such a large project with a long timeline until completion. If the Board went ahead with this type of approval, there would be 4 phases to be approved at separate times. The Public Hearing was extended to February 20, 2023.

NEW BUSINESS

Reclaimed Motel - 7958 Albany Post Rd - Site Plan Review –

Presentation of an application to modify an existing structure to create 3 motel rooms and expand an existing non-conforming use of a motel on a 1.62-acre parcel in the RD3 Zoning District.

Kristina Dousharm recused herself from this discussion.

Kendra Sinclair and Jared Vengrin were present over Zoom and gave an overview of the project. Ms. Sinclair and Mr. Vengrin propose to renovate the top floor of the house on the motel property into 3 additional motel rooms. Ms. Sinclair shared that historically the house has been used for the motel, so she doesn't think it is a change or expansion of use. Building Inspector, Steve Cole, suggested they go before the Planning Board to make sure the Board agrees.

ADJOURNMENT

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

Jordan Rosario

Respectfully submitted,

Jordan Rosario