TOWN OF RED HOOK PLANNING BOARD
APPROVED MEETING MINUTES
May 15, 2017

Sam Phelan called the meeting to order at 7:30 pm and confirmed the agenda as published. A quorum was determined present for the conduct of business. Members present: Sam Phelan, Brian Kelly, Sam Harkins, and alternate Bill Hamel. Christine Kane, Charlie Laing, Kallie Robertson and Lisa Foscolo were absent. Also present were planning consultant Michele Grieg and engineering consultant Michelle Ewert.

Brian Kelly made a motion to approve the minutes of the May 1 meeting. Sam Harkins seconded and all members voted in favor.

Mr. Phelan distributed information about a training program offered by the Cornell Cooperative extension on May 20.

<u>OLD BUSINESS</u>

Schultz Minor Subdivision – Rockefeller Lane
Continued discussion of application to create two parcels, 2.16 acres and 5.9 acres, from an 8.06-acre parcel in the R1.5 Zoning District.

Jamie Hooper was present to represent Lindsay Schultz. The Board reviewed comments dated 5-15-17 from Michele Grieg. Sam Phelan asked Ms. Hooper if the Town Highway Superintendent had approved the location of the proposed curb cut. Ms. Hooper said she did not think so.

Ms. Grieg noted that certification from a licensed professional engineer that an approvable individual sewage disposal system location and a suitable individual onsite water supply exists on parcel 2, and a corresponding note should be added to the plat. In addition, an agricultural note should be added to the plat stating that any building constructed on parcel 2 must be set back a minimum of 200 feet from the property boundary of the agricultural district.

Mr. Phelan said a public hearing could be scheduled when items 3, 4, 5 and 6 on the memo were addressed. A public hearing was tentatively set for June 5.

The Board reviewed the EAF parts 2 and 3. Ms. Grieg said a Negative Declaration could be considered after the agricultural data statement was circulated prior to the public hearing to see if there were any comments about the project.

Bard Master Plan – Special Permit

Bill MacIntosh of Perkins + Will and Bard College representative Charles Simmons were present.

Mr. MacIntosh asked if the format for the campus map could be made smaller due to the size of the campus. Michele Grieg said that there is a map of the campus in the planning office that was acceptable, and recommended the applicants review it.

Mr. MacIntosh said he was seeking clarification on requirements for the Special Permit. Parking demand and standards, and how long term projects should be treated in the Special Permit were discussed. Comments from Michele Grieg dated 5-8-17 in response to a memo dated 5-3-17 from Mr. MacIntosh were reviewed.

The Board generally agreed that for the purposes of the Special Permit, infrastructure, such as parking, circulation, water, sewer should be specified. Sam Harkins noted that any future construction would require Site Plan Review, so building plans and elevations for long term projects would not be necessary for the master plan special permit. Student enrollment and number of faculty and staff was also a matter of concern. Mr. Phelan said that projections in enrollment and employees would be helpful. Setbacks, particularly along Annandale Road, were discussed.

Mr. MacIntosh also said that a near-term goal of the college is to add 200 beds to campus housing. He said the college houses approximately 65% of undergraduates now.

Mr. MacIntosh acknowledged that the village of Tivoli has expressed interest in the Special Permit process, an asked whether any approvals from the Village would be required for the Special Permit. Ms. Grieg said that Tivoli would be designated as an interested agency in the SEQR process.

NEW BUSINESS

Rhinebeck Party Rental – 8110 Albany Post Road - Amended Site Plan
Presentation of application for amended site plan for change of business use.

Applicants Geronimo and Blanca Lavariega were present.

Sam Phelan explained that whenever a business is changed, the new business must apply for site plan review, and the site plan should show parking, lighting, landscaping, signs, entrance and egress from the road, etc. He said a surveyor or engineer usually prepares a site plan. Mr. Phelan suggested that Mr. Lavariega use his survey. The Board also asked about the number of employees, and hours of operation. A written description of the business would be required.

The applicants agreed to return before the Board with a site plan.

OTHER BUSINESS

Preserve At Lakeskill – Extension Request

Project attorney John Wagner, engineer Mike Bodendorf and applicant Mark Baisch were present.

Mr. Wagner said that there are a few conditions of approval that the applicants are having difficulty satisfying. Specifically, he said he was waiting for bond amounts from the Town Engineer, the approval by the Town Board for the name of the proposed road, and approvals from the Town Highway Superintendent.

Sam Phelan asked how things were going with county Health Department approvals. Mr. Bodendorf said they expected approvals very soon.

Mr. Baisch voiced anger and frustration because, he said, the Town Board has been tabling approving the road name since February. He said he felt the town supervisor, who was a vocal opponent of the project, should recuse himself from the issue. He said the highway superintendent does not respond to attempts to contact her.

Mr. Wagner said he is having a problem obtaining 'will serve' letters from potential providers for telephone, cable and internet service. He said that Frontier and Time Warner will not provide commitment letters. He asked if the Board would waive the condition. Mr. Phelan was reluctant to do so.

Mr. Wagner also said that he had made revisions to the easement with Winnakee Land Trust, but he was concerned that although the applicant had provided in the conservation easement, consistent with the Planning Board's approval, for possible future agricultural use of the area in the conservation easement, Winnakee does not want agricultural activity on the lands; they seek to preserve them. Mr. Wagner said he was unsure how to satisfy both agencies. Mr. Phelan urged Mr. Wagner to continue discussions Winnakee.

Sam Harkins made a motion to grant a 90-day extension. Brian Kelly seconded. Sam Phelan, Brian Kelly and Sam Harkins voted aye. Bill Hamel abstained. Therefore, the extension was neither granted nor denied, and the Board will vote again on the matter at its next meeting, June 5.

Pre-Application discussion – Margaret Mondello

Margaret Mondello was present. She wanted to know if she could subdivide an 11 acre parcel she was interested in buying at 108 Kerley Corners Road in the Agricultural Business District. The Board generally agreed that she could not, because the ABD has a 10 acre minimum per parcel.

ADJOURNMENT

There being no further business before the board, Sam Harkins made a motion to adjourn. Brian Kelly seconded and all members voted in favor.

Respectfully submitted,

Kathleen Flood
Secretary