

Town of Red Hook Planning Board

Approved Meeting Minutes / Monday December 5, 2022

Chairman Sam Phelan called the meeting to order at 7:37 pm. A quorum was determined present for the conduct of business. Members present at Town Hall: Sam Phelan, Kristina Dousharm, Arthur Salman, Lew Rose and Karen Smythe. Planning Board Clerk, Jordan Rosario, was also present at Town Hall. Consultants, Brandee Nelson and Ted Fink were present via Zoom.

Mr. Rose moved to approve the meeting minutes of November 7, 2022. Ms. Dousharm 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.

PUBLIC HEARINGS

1018 River Rd – Certificate of Appropriateness

Public Hearing on application to obtain a Certificate of Appropriateness for the removal of an existing tennis and construction of a new 20' x 40' swimming pool and 8' x 10' spa.

Ms. Smythe moved to open the Public Hearing, Ms. Dousharm seconded and all members voted in favor. The Public Hearing Notice was displayed. Applicant Janice Heine was present via Zoom. Ms. Heine gave an overview of the project. There were no questions or comments from the public. The Board reviewed the Design Review Committee's recommendation that a Certificate of Appropriateness be granted. The Board asked Ms. Heine which fence she will be installing out of the 2 she submitted. Ms. Heine said she will install the wooden fence option. There were no other questions or comments. Ms. Dousharm moved to close the Public Hearing, Ms. Smythe seconded the motion and all members voted in favor.

Mr. Phelan read a draft Certificate of Appropriateness. Mr. Rose moved to approve the Certificate, Ms. Dousharm 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.

The following representatives were present via Zoom: Liz Axelson and Mark Long from CPL, Amy Parrella and Dan Smith from Bard College, and Alex Vitulano from LaBella. Ms. Axelson and Ms. Vitulano updated the Board on the status of the submission to the New York State Historic Preservation Office. The Board reviewed the comments from the Design Review Committee, specifically the DRC's comment regarding the lighting. Ms. Parrella offered to schedule a site visit with the Board at Montgomery Place.

A member of the public, George Evans, was present at Town Hall to express his support of the project. The Public Hearing was extended to January 3rd, 2023.

OLD BUSINESS

89 Eden Knoll – Certificate of Appropriateness

Continued discussion on application to obtain a Certificate of Appropriateness to relocate and renovate an existing historic structure and construct a new garage on a 144.5 acre parcel in the Historic Overlay District.

The applicant's representatives, Scott Sottile and Kate Sandberg were present via Zoom. There was no discussion. The Board scheduled a Public Hearing for December 19, 2022.

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

Continued discussion on application to install a medium solar array on the roof of the Stevenson Athletic Center

John O'Connor and Brendan Boland from Solar Generation were present via Zoom. A Public Hearing was scheduled for December 19th, 2022.

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

Continued discussion on 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 via Zoom. Mr. O'Connor went over the updated site plan and letter from the New York State Historic Preservation Office.

Mr. Fink reviewed an “Intent to Declare Lead Agency Resolution”. Ms. Dousharm moved to declare the Planning Board Lead Agency on the project, Ms. Smythe seconded and all members voted in favor. The applicants will return on January 3rd, 2023.

NEW BUSINESS

Traditions at Red Hook – Amended Site Plan

Presentation of application to amend a previously approved Site Plan for a single-family home in the TND district and receive Planning Board approval for a four-foot side yard setback.

Troy Kirchhoff and Joe Bonura were present via Zoom. Mr. Bonura explained that the garage on their “Baldwin” model home was increased by 2 feet, and that they have built that size on several lots with no issue, however after one was built on Lot 38 they realized the side yard setback was 2 feet short from the requirement. Mr. Bonura showed the Board photos of the lot and the already built home. The Board asked if the homeowners were aware, and Mr. Bonura said yes they are aware and have signed a consent form. Bob Fenell, the Zoning Enforcement Officer, wrote a determination which was displayed and read. Mr. Fenell’s determination referenced table 2 of section 143-49.1 of the Red Hook Zoning Code, which allows the Planning Board to approve a side yard of zero feet. Therefore, Mr. Fennell wrote that the Planning Board then also has the authority to approve a four-foot side yard. Mr. Fink clarified that an approval for this home and lot does not affect any other lots. Ms. Smythe made a motion to approve the four-foot side yard setback for Lot 38 of Traditions at Red Hook. Mr. Rose seconded the motion and all members voted in favor.

OTHER BUSINESS

Sycamore Estates - Approval of Estimated Cost for Shared Driveway Improvements

Refer to Town Board for Bond Acceptance

Ms. Nelson gave an overview of the project. This is a subdivision that was approved in 2008 with a condition that a new driveway be installed prior to the issuance of a building permit. A driveway has begun to be installed, with only the top coat remaining. The applicant would like to pay a bond in the amount of the remaining work rather than completing the driveway and incurring construction related damages to the blacktop. The Board asked Ms. Nelson if the proposed bond amount of \$15,000 was sufficient and she confirmed it was. Mr. Rose moved to approve the estimated cost, Ms. Smythe seconded and all members voted in favor.

Extension Request – Shafer’s Hudson Valley

Vanessa and Daniel Shafer were present via Zoom. An extension was requested to fulfill conditions of their approval due to ongoing litigations the project is involved in. Mr. Rose made a motion to extend the deadline for 6 months from the previous extension, Ms. Dousharm seconded and all members voted in favor. The Shafer's new deadline is April 19, 2023.

ADJOURNMENT

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

Respectfully submitted,

Jordan Rosario