Town of Red Hook Planning Board

Approved Meeting Minutes / Monday December 19, 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 Ted Fink was present via Zoom.

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

PUBLIC HEARINGS

Bard College Roof Mounted Large Solar Array – Special Use Permit, Site Plan & CoA
Public Hearing on application to install a large solar array on the roof of the Stevenson Athletic Center

Ms. Smythe moved to open the Public Hearing, Mr. Rose seconded and the motion passed unanimously. John O'Connor and Brendan Boland from Solar Generation were present via Zoom. Mr. O'Connor gave a brief overview of the project. There were no questions or comments from the public or the Board. Ms. Smythe moved to close the Public Hearing, Ms. Dousharm seconded and the motion passed unanimously.

Mr. Fink went through the LWRP Consistency Determination and read a draft Negative Declaration and Coastal Consistency Resolution. Ms. Smythe moved to accept the resolution, Mr. Rose seconded and all members voted in favor. Mr. Phelan read a draft Site Plan and Special Use Permit Approval Resolution. Mr. Rose moved to accept the resolution, Ms. Dousharm seconded and all members voted in favor.

89 Eden Knoll – Certificate of Appropriateness
Public Hearing 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.

Mr. Rose moved to open the Public Hearing, Ms. Dousharm seconded and all members voted in favor. Representatives, Scott Sotile and Kate Sandberg from Ferguson & Shamamian Architects were present via Zoom, they gave an overview of the project. There were no public comments or questions. Ms. Smythe moved to close the Public Hearing, Ms. Dousharm seconded and the motion passed unanimously.

The Board reviewed the Design Review Committee's comments and discussed the project. Mr. Phelan moved to issue a Certificate of Appropriateness, Ms. Smythe seconded and the motion failed with a vote of 3 in favor and 2 against. Mr. Rose and Ms. Dousharm voted against issuing the Certificate of Appropriateness because they felt the changes made to the structure are not historically consistent.

OLD BUSINESS

NEW BUSINESS

New Beginnings-Shafer-Shafer 's LLC Lot Line Alteration – 8059, 8053, 8049 Albany Post Rd
Presentation of application to alter the lot lines of 8059, 8053, and 8049 Albany Post Rd to reflect 1 acre of land conveyed from New Beginnings Assembly of God to Vanessa Shafer & Daniel Ruff and split between 8053 and 8049 Albany Post Rd.

Vanessa Shafer, Daniel Ruff, Pete Hubbell, and Warren Replansky were present at Town Hall. Ms. Shafer gave an overview of the project. The Board reviewed the application materials. A Public Hearing was scheduled for February 6, 2023.

OTHER BUSINESS

ADJOURNMENT

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

Respectfully submitted,

Jordan Rosario