

TOWN OF RED HOOK PLANNING BOARD
APPROVED MEETING MINUTES
January 30, 2018

Chairman Sam Phelan called the meeting to order at 7:30 pm and confirmed the agenda as published. He announced that he has been designated chairman of the Board since Christine Kane was elected to the Town Board. He said there is a vacancy on the Board, and anyone interested in joining the Board should contact the Town Board.

A quorum was determined present for the conduct of business. Members present: Sam Phelan, Bill Hamel, Lisa Foscolo, Sam Harkins, Brian Kelly and Kallie Robertson. Also present were engineering consultant Michelle Mormile, planning consultant Michele Grieg and attorney Joel Sachs.

Bill Hamel made a motion to approve the minutes of the Board's November 20 and December 18, 2017 meetings. Sam Harkins seconded and all members voted in favor.

Mr. Phelan said the next regular board meetings will be held Feb. 5 and March 5.

PUBLIC DISCUSSION

Bard Master Plan – Special Permit

Bard College representatives Bill MacIntosh, Jim Brudvig, Pete Setaro and Charles Simmons were present.

Mr. Phelan apologized if he caused an inconvenience by moving the Bard Public Discussion to the top of the agenda. He said that this is not an official public hearing; hearings will be held for SEQR and for the Special Permit.

Mr. MacIntosh of the firm Perkins + Will gave a brief overview of the Master Plan. He said this is the first Master Plan update since 2004, and that the college's acquisition of Montgomery Place is the driving force for updating the Master Plan to incorporate it into the campus. He added that the College has a financing application with the US Department of Agriculture (USDA) Rural Community Development program, which requires a comprehensive master plan.

Mr. MacIntosh went on to describe the concept of near term, mid-term and long term projects covered by the master plan. He stressed that long term projects should be viewed as 'ideas', and that the near and mid-term projects are subject to review at this time. He described some near and mid-term projects. He said they totaled about 380,000 additional square feet of buildings in relation to the existing 1.3 million square feet currently existing. He said new projects would be done as funding permits.

Mr. MacIntosh said that Bard's enrollment increased about 48% from 2000 to 2008, and then increased about 8% since 2009. He said that although it looks like a lot of projects, many will not be completed for up to 10 years, and some may not be completed at all.

Mr. Phelan asked what the purpose of including long term projects was. Mr. MacIntosh replied that the college is trying to be transparent in letting the community know what its ideas for the future are.

James Brudvig, college VP for Finance Administration, said that part of the purpose of the Master Plan is to share with the community what the college's ideas are. Regarding enrollment growth concerns, he said the college has had a steady enrollment of 1800-1900 students for the last 7-8 years. He said it is an efficient size for the college. He said it is difficult to grow enrollment in the existing competitive environment, and his business plan does not call for significant growth. He said that the Plan calls for 400 new student beds, however half of them will be replacements, and that does not necessarily mean that there will be 200 more students. Instead, he said, it might attract some students who live off campus back to the dormitories, which would impact traffic. He concluded that the most significant growth potential would be in the Summer MFA program, which has approximately 30 students and could handle more.

Pete Setaro addressed the college infrastructure relative to the Master Plan. He said the sewer plant was expanded in 1998, and its water plant was improved between 2007 and 2008. He said that recent operating reports showed that the sewer plant had approximately 55,000 gallons per day (gpd) excess and the water plant has approximately 125,000 gpd excess. He said the only proposed projects that would increase demand on water and sewer are the new student housing, which would use approximately 15,000 gpd, and the gym expansion.

Regarding Annandale Road and Barrytown traffic concerns raised by the Board and the public, Mr. Setaro said that college officials have met with County officials, Department of Public Works (DPW) and County Planning department officials, most recently in November 2017. He said that the County had planned to undertake a concept study of Annandale Road from Montgomery Place through the campus, but that when the County learned that the college was developing a new Master Plan, the decision was made to review the Master Plan and provide feedback as to what they feel should be included in the concept study. He said that the Commissioner of Public Works felt that a traffic study is not warranted at this time.

Mr. Setaro continued that he did not feel the levels of service on roads would change. He said Bard has a purchase order policy that delivery vehicles not use River Road or Annandale Road but it is difficult to enforce, so the college asked the county about the possibility of limiting the weight of vehicles on those roads, which the County declined to do. He encouraged the Board to let the DPW weigh in on traffic concerns. He said traffic studies should be done for specific projects as they happen, rather than at this point.

Sam Phelan said the Board received correspondence from the DPW suggesting reinforcing the concept and utilization of public transportation, and the County Planning Department commented that the Master Plan should be integrated with the Upper Route 9G corridor Management Plan that was completed in 2016, specifically with a new sidewalk connection along County Road 103 from Campus Road to Route 9G, and improvements to the triangular intersection at Annandale Road and River Road. The County also suggested establishing a multi-modal trail from River Road and 199 along the Empire State Trail, in addition to other recommendations.

Mr. Phelan cited studies that were conducted in 2015 and asked engineering consultant Michelle Mormile to interpret them. Ms. Mormile distributed a chart she created that looks at four roads - Route 9G from Kelly Road to CR78 in Tivoli; Annandale Road from Crugar Island Road to Route 9G; Annandale Road from Crugar Island Road to Kelly Road, and River Road from Kelly Road to CR 82.

In particular, Annandale Road through Bard College was estimated to be able to sustain up to 500 more cars. Town Supervisor Robert McKeon, who was present in the audience, said that the County has honored a request by the Town to lower the speed limit on River Road from 40 to 35, which should occur this spring. He also said that the speed limit on 9G north to Tivoli will be lowered to 45 mph. He said in the near future the county will revisit the matter and consider traffic calming measures and alterations on River Road, and further reducing speed limits.

Mr. Phelan opened the meeting up to public comments. Robert Burns of River Road said that large events at Bard have increased traffic dramatically over the last 15 years. He said that he disagreed with Mr. Setaro that a traffic study is not needed. He said the event traffic is even more significant than the delivery traffic.

Deliana Simeonova and Andreas San Millan said they represent a group of 41 people in the Hudson River National Landmark Historic District. She said the group requested three addendums to the Master Plan: 1) Traffic- provide data on current traffic, discuss long term impact, and describe the traffic mitigation plan, particularly event traffic. 2) sustainability- what will be the effect on the Hudson River ecologically and socioeconomically. 3) Communication-Bard is trying to acquire USDA funding which required public meetings. Ms. Simeonova said that when neighbors tried to attend a public hearing required for the grant, four security guards prevented them from attending. She said she wants to know how Bard proposes to communicate with the community. They quoted segments from the Bard Mission Statement regarding preserving natural resources, and commitment to community.

Kathleen Tolkey of Barrytown said no one ever uses the main entrance. She asked if the Master Plan addresses enhancing the use of the main entrance, especially for deliveries and shuttle busses.

Tivoli Mayor Joel Griffith said Tivoli wants to see more dorms. He said that although the community enjoys the students, they create a need for security and infrastructure for safety. Emily Majer added that students need safe party space on campus.

Susan Ezrati of the village of Tivoli agreed, saying the Planning Board should seek affirmation for increased student housing.

Mr. Phelan said that at the next meeting the Board will determine whether the Master Plan will have potentially significant adverse impacts on the community and environment. He explained the steps the Board will take to make a State Environmental Quality Review Act (SEQRA) determination. He asked if there was any further comments from the public. There were none.

Planning Board Attorney Joel Sachs recommended that the Board focus on planning consultant Michele Grieg's Dec. 18 memo and the Morris Engineering response, which frame the issues.

OLD BUSINESS

Bard Wilson House – 1309 Annandale Road - Site Plan

Continued discussion of application to change the use from residential to mixed use on a property in the I Zoning District.

Bard representatives Pete Setaro, Dan Smith and Chuck Simmons were present.

Mr. Smith gave an overview of the proposed building use. He and Mr. Setaro reviewed the site plan. The building, which is currently a residence, will be changed to contain three offices, the John Cage Trust archives and one overnight accommodation area.

The Board reviewed comments from Michele Grieg dated 1-29-18, in which she states that the proposed office and storage uses do not appear in the Bard College Master Plan, and so the project requires an amendment to the Master Plan Special Permit. Ms. Grieg recommended that the applicants revise the exiting Master Plan to say that the uses of the Wilson House parcel and some other smaller properties belonging to the college may be used as 'residences or offices'. Ms. Grieg said that the board cannot take action on the project until the Master Plan is amended.

Charles Simmons explained that the parcel is located on a subdivision approved in 1977 but never filed with the county, which is why it does not show up on Parcel Access.

The applicants agreed to make the necessary changes to the site plan and submit an application to amend the current Bard Master Plan special permit.

Red Hook Land Corporation – 5 Old Farm Road – Site Plan

Continued discussion of application to reconstruct commercial multi-use buildings on a 1.955 acre parcel in the Traditional Neighborhood Development - Commercial Center (TND-CC) District.

Applicant Tim Ross present. Also present were Design Review Committee members Emily Majer and Geoffrey Carter. Mr. Ross gave an overview of the progress of the design, and answered questions from Board members about parking, entrances and exits, square footage and building design. Ms. Majer and Mr. Carter contributed comments concerning the architecture, particularly the windows and roofs.

Sam Phelan asked if the applicant could provide three dimensional illustrations from different vantage points.

Ruge's Automotive Parts Center Re-Development – 7293 South Broadway – sketch plan

Continued discussion of sketch plan for adaptive reuse of existing auto parts center, construction of an automotive service facility and related improvements.

Applicant Scott Hutchinson and engineer Mark Graminski were present. Mr. Graminski gave an overview of the modifications made since they were last before the board. Mr. Graminski said the applicants seek concept approval from the Board.

The applicant owns three adjacent parcels located on Route 9 and Old Farm Road, and are proposing a lot line alteration which will create two new lots: one located near the corner of Route 9 and Old Farm Road, where an existing building will house an electrical supply business, and a vacant parcel behind the first parcel extending behind the auto parts and plumbing supply business building. The vacant lot has frontage on Old Farm Road.

On the front parcel the applicant proposes to replace an existing wholesale auto parts business with a wholesale electrical parts business. No changes are proposed to the existing building, however ingress/egress, parking, sanitary disposal, signage, lighting, landscaping, grading and drainage would be reconfigured.

On the rear lot, the applicant proposes to construct a new 15,500 sq. ft. automotive service facility with 89 off street parking spaces and related site improvements.

Lisa Foscolo commented that the traffic on Old Farm Road will increase significantly when the Hoffman project across Old Farm Road is built. It was noted that the truck entrance and exit would be located directly across the street from the Hoffman community center. Mr. Graminski said that it was the only location that has adequate site distance for a driveway. The Board and applicants discussed landscape screening. Kallie Robertson noted with concern that existing trees along Old Farm Road which would screen the project are not on the applicant's property and therefore not under his control.

Sam Phelan asked how often trucks would deliver to the site. Mr. Hutchinson said two to three times per week tractor trailer trucks would deliver cars to the site which are destined to be moved to the Ruge Subaru and GM dealerships in Rhinebeck. He said smaller trucks would deliver oil and tires to the automotive service facility.

Lisa Foscolo asked how long the new cars would be parked there, and asked what percentage of the parking area would be used by customers of the automotive facility. Mr. Hutchinson said about a third of the parking would be used by customers, and cars would be stored a maximum of 30 days.

Sam Harkins observed that much of the parking would be for storage of new cars, and asked how it could be accurately determined how long they would be stored. Kallie Robertson questioned whether car storage is allowed. Mr. Harkins said the Zoning Enforcement officer should be consulted.

Mr. Phelan said he felt that the plan was not compatible with the TND district, and likened it to an industrial parking lot. He said several variances would be required, and that he was disappointed that the applicant was not trying to be more compatible with the proposed development on the other side of Old Farm Road. Mr. Graminski said the property has many restrictions. Mr. Hutchinson said the existing building would have to be removed in order to develop retail space. Alternatives were considered and debated.

Mr. Phelan said that he was concerned about how the finished project will look. Ms. Foscolo agreed, particularly with regard to the parking lots. Mr. Phelan encouraged the applicants to consider the Board's comments as they continue working on the project.

NEW BUSINESS

Hannaford Supermarket - Amended Site Plan

Presentation of application install a 12' x 32' prefabricated modular recycling building with its own electrical service on the west side of the existing Hannaford's parking lot, approximately 150' from the southwest corner of the building.

Applicant's representative Brandee Nelson was present. She gave an overview of the project. The Board generally agreed that the modifications presented were an improvement over the original proposal.

Brian Kelly made a motion to classify the project as a Type II SEQR action. Sam Harkins seconded and all members voted in favor. A public hearing was scheduled for March 5.

OTHER BUSINESS

**Town Board Referral – Local Law ‘A’ 2018
Local Waterfront Revitalization Program Consistency Determination**

The Board reviewed the law, which would permit a subsurface utility system which serves uses in the Business 1, Business 2 and TND-CC districts to be developed on a portion of a lot located outside those districts.

Sam Phelan asked if the law would be changed so that a septic system would now be considered an accessory structure. He said he would not agree that it be included in the calculation of the 3 permitted accessory structures in the existing section of the Zoning Law (143-18A(7) which limits the number of accessory structures that are permitted on an individual residential lot. Michele Grieg said the law should probably be modified with that in mind.

Sam Harkins made a motion to adopt the draft Local Waterfront Revitalization Program Consistency Determination prepared for the Law. Brian Kelly seconded and all members voted in favor.

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
Clerk for the Board