

APPROVED
Town of Red Hook Planning Board
Meeting Minutes
June 20, 2011

CALL TO ORDER/ DETERMINATION OF QUORUM

The meeting was opened at 7:33 p.m., and a quorum was determined present for the conduct of business.

Members present — Chair Christine Kane and members Sam Phelan, Sam Harkins, Kris Munn and alternate Brian Walker. Members Wil LaBossier, Charlie Laing and Pat Kelly were absent. Planner Michele Greig was also present for the entire meeting.

BUSINESS SESSION

The June 6, 2011 draft minutes had been circulated among the members and reviewed. Sam Phelan made a motion to adopt those minutes. Kris Munn seconded the motion, and all members present voted in favor.

There were two announcements. Christine Kane said that the Association of Towns had scheduled its Planning and Zoning Summer School. The closest sites were Albany and White Plains. She also said that the Resource Center for Sustainable Communities was holding a series of presentations in partnership with Project for Public Spaces on June 24 and June 28, 2011. These presentations were entitled “Placemaking in a Changing Climate”. Members were urged to attend.

REGULAR SESSION – OLD BUSINESS

Red Hook Automotive Supply/CarQuest – 7307 South Broadway – Amended Site Plan

John Fragala was present for continued discussion of an application for Amended Site Plan approval to install a storage building and upgrade the landscaping on a 1.37-acre parcel in the B1 Zoning District.

Mr. Fragala said that at its June 8 meeting, the Zoning Board of Appeals had granted his request for an area variance to increase the coverage on his lot to 17.2%. Michele Greig said that according to her calculations, that relief was not enough for the building he wished to install. Mr. Fragala agreed to go back to the Zoning Enforcement Officer to check his calculations.

Mr. Fragala said that he had decided to move his refuse containers to the back of the lot, behind the building, so that they would be hidden from the street. Christine Kane said that he still must have a secure enclosure for the containers.

Mr. Fragala also said that he had contacted Nancy Guski, chair of the Town Tree Committee, and that they had agreed that a dogwood would be an appropriate tree to plant near the new storage building. Michele Greig reminded him that he must state on the plan the variety and size of the proposed tree.

The Board then completed the EAF Part 2 and scheduled a public hearing for the first meeting in July at 7:35 p.m.

The Board also referred the project to the Dutchess County Department of Planning and Development under GML 239m.

REGULAR SESSION – NEW BUSINESS

Linda Fiore – 285 W. Kerley Cors. Rd. – Special Permit

Ron and Linda Fiore were present with an application for a Special Permit to allow a two (2) bedroom accessory apartment in an existing residence on a 3.0-acre parcel in the RD3 Zoning District.

Ms. Fiore explained that the apartment had been in existence for 25 years but that since it now needed upgrades, the Town Building Inspector had required them to apply for a special permit. Mr. Fiore added that the Zoning Enforcement Officer had found the habitable space within the apartment to meet the Town's requirements. Ms. Fiore confirmed that there were two egresses from the apartment and adequate parking. She said there would be no signs and that refuse is taken to the curb in a container for weekly pick-up.

Christine Kane told the applicants that the Board must have written confirmation from a licensed engineer that the water supply and septic system were adequate to serve both the main house and the apartment.

The Board determined the project to be an Unlisted Action under SEQR. Sam Harkins made a motion to establish the Board as the Lead agency in the SEQR review. Kris Munn seconded the motion, and all members present voted in favor.

The Board then referred the project to the Dutchess County Department of Planning and Development under GML 239m and scheduled a public hearing for the first meeting in July at 7:45 p.m.

Bard College/ Avery Blum Addition/ Bito' Conservatory – Blithewood Ave. – Site Plan

Pete Setaro of Morris Associates and Chuck Simmons from Bard College were present with an application for Site Plan approval to construct a two-story 16,500 sq. ft. addition to the existing Avery Blum Building, on a 301.7-acre parcel in the I (Institutional) Zoning District and in the National Historic Landmarks District.

Mr. Setaro said that the College wished to connect the existing Avery Blum building to the new conservatory space with an enclosed glass walkway. He said that parking at the site would be modified and that a turnaround would be added. He said that the College would upgrade Bay Road and that the utilities serving the building would be moved.

Mr. Setaro went on to say that college archaeologist Christopher Lindner had written a letter stating that the area slated for disturbance had already been reviewed and two (2) reports had been written and submitted. The letter went on to say that no further archaeological studies were warranted.

Mr. Setaro said that the College would submit a stormwater management plan and that it might include a rain garden.

Mr. Simmons said that the existing geothermal fields might not be sufficient to heat and cool the new conservatory and that a future submission might include plans for new fields.

Asked about the construction timeframe, Mr. Setaro estimated it to be from 18 to 22 months.

Mr. Setaro said that with the new addition, the immediate site would lose six (6) parking spaces. However, he said, there were additional spaces in an overflow lot nearby and that the College was considering installing a sidewalk connecting that overflow lot with the building.

Mr. Simmons said that the architect for the conservatory was Deborah Burke. Mr. Setaro said that the building would be light in color and that the College would submit the exact color at a later date. He said that the Avery Blum building would not be changed except at the break-through location for the connecting arcade.

Mr. Simmons said that the proposed conservatory conformed to the College's current Master Plan and was on the Master Plan map. He said that the student population would not increase as a result of the opening of this building and that most of the conservatory students were double majors. He said that the conservatory would incorporate the latest audio technology.

Mr. Setaro said that lighting and landscaping plans would be developed at a later time. The Board generally agreed not to refer the project to the Town Engineer until those plans as well as the possible plans for additional geothermal wells were submitted.

Because of the College's location in the National Historic Landmarks District, the Board determined the project to be a Type 1 action under SEQR. Kris Munn made a motion to establish the Board's intent to serve as Lead Agency for the SEQR review. Sam Phelan seconded the motion, and all members present voted in favor.

The project was tentatively scheduled for the July 18, 2011 agenda.

Charles & Christine Riedinger – 14 Grandmour Dr. – Special Permit

Charles and Christine Riedinger and builders Aaron and Megan Craft were present with an application for a Special Permit to construct a one (1) bedroom, two-story accessory apartment in an existing residence on a 1.2-acre parcel in the R1.5 Zoning District.

Mr. Riedinger said that he had been granted a variance to increase the size of his house foundation, which is not permitted for his lot size according to Section 143-64A of the Town Zoning Code.

Asked whether he had obtained confirmation from a licensed engineer that the water and septic system were adequate for both the house and the apartment, Mr. Riedinger said that he had spoken to James Napoli at the Dutchess County Health Department and that Mr. Napoli had said his systems were fine. The Board generally agreed that Mr.

Riedinger must submit written confirmation, as outlined in Section 143-64I or a copy of the SAN 34 from the Building Inspector or the Health Department.

Mr. Craft said that the access to the apartment would be in the back of the building, that the vinyl siding on the residence would be continued on the apartment section and that roof would be asphalt shingles or rolled roofing.

Mr. Riedinger said that there was adequate parking for the apartment in the driveway.

The Board asked the applicant to submit elevations of the proposed apartment, a floor layout and calculations determining the habitable space, the lighting planned for a proposed sidewalk from the parking area to the apartment door, the material for the proposed sidewalk, and the septic and water supply document from an engineer.

The Board determined the project to be an Unlisted Action under SEQR. Kris Munn made a motion to establish the Board as Lead Agency for the SEQR review. Sam Harkins seconded the motion, and all members present voted in favor.

The Board then scheduled a public hearing for the first meeting in July.

OTHER BUSINESS

July 4 meeting

Since the next scheduled meeting would fall on Monday, July 4 and there would not be a quorum if the meeting were rescheduled for another evening that week, the meeting was cancelled. The next meeting was set for July 18, 2011.

Centers and Greenspaces – public hearing

The members were encouraged to attend the June 22 public hearing on the latest revisions to the Centers and Greenspaces proposed zoning amendments.

ADJOURNMENT

Since there was no further business to come before the Board, Kris Munn made a motion to adjourn. Sam Harkins seconded the motion, and all members present voted in favor.

Respectfully submitted,

Paula Schoonmaker