

APPROVED
Town of Red Hook Planning Board
Meeting Minutes
January 7, 2013

CALL TO ORDER/ DETERMINATION OF QUORUM

The meeting was opened at 7:32 p.m., and a quorum was determined present for the conduct of business.

Members present — Deputy Chair Charlie Laing, members Sam Harkins, Betty Carr and alternate Michelle Turck. Christine Kane, Brian Walker and Sam Phelan were absent. Also present was planner Michele Greig.

BUSINESS SESSION

Charlie Laing confirmed the agenda as published. The December 17, 2012 draft minutes had been circulated among the members and reviewed. Michelle Turck made a motion to adopt those minutes. Betty Carr seconded the motion, and all members present voted in favor.

Charlie Laing read a letter of notification under GML 239nn from the Clermont Planning Board stating that a public hearing would be held Wednesday January 8, 2013 on the Randy Bloom proposed minor subdivision of a 144.5-acre parcel on Langridge Rd. in Clermont.

He also read two letters concerning a farmers' market at the Greig farm on Pitcher Lane. One was from a "Town of Red Hook Friend" citing signage, accessibility and other issues, and one was from the Zoning Enforcement Officer stating that a Special Permit and site plan approval were needed for the operation of such a business. The Board discussed the difference between a "farm market" and a "farmers' market", agreeing that one difference was that a farmers' market was defined as a cooperative.

REGULAR SESSION – NEW BUSINESS

Rhinebeck Dog Park – Yantz Rd. & Stone Church Rd. – Site Plan

Bruce Washburn was present with an application for Site Plan approval to establish a dog park on a 77.3-acre parcel owned by the Town of Rhinebeck in the RD3 Zoning District.

Mr. Washburn said that the park would be established and run by volunteers and that Paul Piastro of Red Hook was a co-organizer. He said that the Town of Rhinebeck had recently passed a dog park law and that the Town of Red Hook was considering a similar law. He said that the only structure currently proposed was a fence around the perimeter of the dog area and that used fencing had been found. He said that the Town of Rhinebeck had held a public hearing on the project and that only two negative points had been brought up. First, he said, residents did not want any Town money spent on the project, and second, one resident felt that the relatively remote location was a safety problem since the dog area was not highly visible from Stone Church Rd., Yantz Road or the nearby athletic fields.

Asked about parking, Mr. Washburn said that the parking lot could hold about 125 cars, which would be adequate during times when both the athletic fields and the dog park were being used. He said that dog park users would be asked for proof of their dog's license and vaccinations and then would be given a tag. He said there would be a small membership fee.

He went on to say that there would be no lighting and that water would be available from a spigot at the Rhinebeck transfer station across the street. He said that most dog parks are year-round operations and that this one would probably be year-round also. He and the Board members discussed nearby residences and concluded that the dog park would probably cause no more disturbance than the soccer games, baseball games and Rhinebeck Aerodrome performances.

The Board then reviewed the GreenPlan memo. Michele Greig outlined the Board's options, saying that this project might be covered by section 143-114c(1) of the Zoning regulations—a project “limited in scope, with compatible land use, site and building design characteristics, thus requiring no further review”...“the limited modification of [an] existing conforming use(s) and complying structures, as determined by the Zoning Enforcement Officer, wherein no substantial site improvements are either required or proposed.”

The Board generally agreed to send this question to the ZEO and to tentatively schedule the project back on the January 28th agenda.

Bard College Western Solar Array – College Campus – Site Plan

Bard Sustainability Manager Laurie Husted and solar panel representative Christopher Alsante were present with an application for Site Plan approval to install 1500 solar panels near the existing soccer field, on a 301.7-acre parcel in the Institutional (I) Zoning District.

Mr. Alsante said that the solar panels would be installed in three (3) groups near the existing Bard soccer fields. He said they would be located about 1700 ft. from the high water mark of the river.

The Board discussed whether the project would require an amendment to the Campus Master Plan and agreed to send the question to the Zoning Enforcement Officer.

Mr. Alsante said that the power generated by the panels would feed into the college power grid. He added that his company would own the panels for the first 7 ½ years and during that time would sell the power to the college.

He said that the panels would be fixed in place, facing south, with the highest pole about 8 ft. and the lowest about 3 ft. He said that each panel would be about 6 ft. x 4 ft.

Mr. Alsante went on to say that Central Hudson would be reviewing the system and would provide a letter of preliminary authorization, allowing the work to go forward. He said that the system would also be inspected by a certified electrical inspector and by NYSERDA.

The Board and the applicant then reviewed the GreenPlan memo. Mr. Alsante said that he would revise the EAF pt. 1 and also submit the Local Waterfront Revitalization Program form. He and the Board went over the required revisions to the site plan.

Michele Greig said that Mr. Alsante could explain some of the EAF pt. 1 answers on a part 1D EAF if he needed more space and then attach additional information, such as habitat studies done for the adjacent soccer and baseball field projects.

Discussing the visibility from nearby roads, Mr. Alsante said that the project was set back at some distance from Annandale Road. Michele Greig said that the parcel itself, however, was on the road and therefore the project must be referred to the Dutchess County Department of Planning for review. Mr. Alsante said that the panels would only be visible from the soccer field and that large tree buffer areas would shield them from the river, the road and other areas of the campus. Michele Greig said the distance of the project from road and the visibility of the project could be explained in the EAF part 3.

Michele Greig said that a small isolated federal wetland or pond appeared on a GIS Centers and Greenspaces map she consulted, although it was not on the wetland map and so was more likely a pond. She said that the pond should be identified on the EAF part 1. The applicant said that the project would be located away from the pond, and Michele Greig said that could be explained in the EAF part 3.

Michele Greig said that discussions of archaeology, scenic resources, Indiana bat and historic resources should be included in the EAF part 3. She said that studies done and letters submitted for the nearby Bard soccer or baseball fields could be referenced.

She also said that the project must be referred to the Dutchess County Department of Planning and Development as soon as a revised site plan was accepted by the Board. She said that the plan must show not only the panel groupings but also the pond, the archaeologically sensitive area, and any trees to be removed. She said that the trees slated for removal should be identified as to species and size. She said if any were found to be potential habitat for Indiana bats, the applicant must agree to remove them between October 1 and March 31st. She said that the applicant should look at the site plan check list and request that some of the requirements be waived. She said that the map must be scaled.

Mr. Alsante said that he would correctly show the project area on the location map and that he would also show the distance from the river to the project.

Michele Greig went on to say that the plan would have to be sent to the Town Engineer for review and that a sign-off letter from NYS OPRHP would be needed. The Board referred the project to NYS OPRHP with a request that that agency begin its review.

OTHER BUSINESS

Member resignation

Charlie Laing read a letter from member Kris Munn saying that he was resigning from the Board, effective immediately. The Board thanked Kris for his service on the Board and to the Town.

Enforcement

The Board noted that in the ZEO's letter regarding the Farmers' Market violation, Mr. Fennell cited Section 143-145 of the Zoning Code, saying that the Town could not consider a requested mass gathering permit or any other type of permit, certificate or approval until the zoning violation was rectified.

ADJOURNMENT

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

Respectfully submitted

Paula Schoonmaker
Secretary