

APPROVED
Town of Red Hook Planning Board
Meeting Minutes
March 17, 2014

CALL TO ORDER AND DETERMINATION OF QUORUM

Charlie Laing opened the meeting at 7:35 pm. A quorum was determined present for the conduct of business.

Members present — Betty Carr, Brian Walker, Sarah Gilbert, Sam Phelan, and Charlie Laing. Also present was planning consultant Michele Greig. Christine Kane arrived at 7:50pm.

Mr. Laing announced one change to the agenda. The continued public hearing for the Preserves at Lakes Kill was adjourned until April 7 he said, because the applicant had requested more time to develop their response to the questions and concerns submitted to them by the Planning Board.

On a motion by Betty Carr and seconded by Brian Walker, the minutes of the March 3, 2014 meeting were unanimously approved.

PUBLIC HEARING

Anderson Commons – Fisk St. - Major Subdivision, sketch plan, site plan and special permit.

Public Hearing for subdivision, site plan and special permit for construction of a 52 unit development partially in the Village of Red Hook and partially in the RD1 Zoning District in the Town of Red Hook.

Charlie Laing read the notice of Public Hearing published in the Poughkeepsie Journal and the Kingston Daily Freeman.

Project Engineer Andrew Learn and Pete Setaro of Morris and Associates and applicants / owners Ken and Sean Kearney were present.

Mr. Learn described the location and reviewed the history of the project, which had received conditional final approval in 2006, but was never begun due to the economic downturn. He discussed the changes that were made to the project in response to changes in the zoning code since 2006 and the updated construction phasing plan.

Mr. Learn said the project is composed of a village-like Commons area where high density development is clustered. In addition, there are 7 single family “executive” home lots beyond the Commons.

He said that the entire project will be served by public water and a proposed town road that will run from Fisk Street to Glen Ridge Road. In the Commons, a homeowners association will maintain private streets and a storm water facility. The Commons will also be served by sub-surface sewage disposal systems, which are expected to be re-approved by the Dutchess County Board of Health. The executive lots will have individual BOHA septic systems.

Mr. Laing asked if there was a commercial building included in the project. Mr. Learn said there was one building with commercial space below and apartments above on Fisk Street in the village, and that there is also one single family home that will be located in the village.

Betty Carr asked Mr. Learn to point out where the different types of housing will be located. Mr. Learn indicated where single family houses were located primarily in the rear of the commons, with a few intermixed among 9 two-family buildings, and 2 three-family buildings.

Sam Phelan asked if the proposed town road was 24 feet wide. Mr. Learn said it was, as required by the town. Mr. Laing asked about the phasing of the development of the road. Mr. Learn said that approximately 1200 linear feet beginning on the village end will be paved and maintained by the owner while the Commons is constructed. The rest of the road will be paved with item 4, and gates will be installed at either end to prevent through traffic until the executive lots are developed and the road is complete. He said emergency services and the Highway Department will have keys to the gates. The road will be completely maintained by the owners until it is complete, at which time it will be turned over to the town.

Mr. Laing asked if there had been any recent conversations with potential holders of the property that will be under conservation easement. Mr. Kearney said not as yet.

The public hearing was opened to the audience. Resident Charlie Forte commented that the project lies on a very wet land, and asked Mr. Learn where all the water would go when there is a major rainstorm. Mr. Learn said that the wettest area is where the water retention basin will be located. He said the septic disposal areas are outside of the wet area, and the rest of the site where the buildings are located have very good soils. Mr. Forte asked if the homes would have basements. Mr. Learn replied no, they will be built on slab foundations. Mr. Forte asked where the waste will go. Mr. Learn said it will go to a common sewage disposal area.

Mr. Laing said that the town engineer had requested that the hearing be kept open to allow time to resolve issues with the town before the hearing is closed. Michelle Greig explained that there was some concerns about who would be responsible for maintenance of a particular storm water basin which will discharge onto village property. Other issues alluded to by the town engineer were not specifically identified.

After some discussion, it was generally agreed that the public hearing would be kept open. The public hearing was adjourned until April 7, 7:35 pm. At this point, Christine Kane took over as chair.

REGULAR SESSION – NEW BUSINESS

Bard Regional Demonstration Project to Improve Storm Water Management Using Green Infrastructure at Olin – site plan

Presentation of application to replace an existing impermeable crushed gravel parking area with a permeable 75 space parking area using porous asphalt, with additional related improvements.

Bard College Sustainability Manager Laurie Husted, engineer Rod Morrison and landscape architect Barbara Restaino were present to discuss the grant funded project, which brings Bard closer to its goal of moving parking to the periphery of the campus. Ms. Husted described the benefits of project, which

will use green infrastructure to clean runoff water before it enters the Saw Kill and Hudson Rivers. In addition, she said, the project will improve safety by increasing lighting and sidewalks.

Mr. Morrison gave an overview of the existing conditions and proposed improvements. Project components include a porous type surface throughout the parking lot, a gravel wetland, a series of bio swales, new walkways and rerouted existing walkways.

Barbara Restaino explained how the project will demonstrate improvement to the environment and area safety, and will showcase green infrastructure treating storm water runoff on several different levels, which she described as “green infrastructure practices”. She said the project will support biodiversity, and could be used for study later. She noted that the project would handle runoff water from 10 acres of land, which is significant.

Mr. Morrison estimated that the project will take 8 weeks to construct, and said they hope to begin in August. He said that a wetland delineation has not been accomplished due to the long, lingering winter, which could delay the process. Charlie Laing asked if there was a plan incorporated to eradicate invasive species. Mr. Morrison replied that the area of the proposed gravel wetland is presently completely compacted. Ms. Husted added that hand pulling invasive plants is the only defense at the moment. Mr. Morrison said a phragmite program would probably be a separate plan. He said he did not know the exact approach or science that might be used.

Mr. Laing asked if there were any other areas on campus that use pervious pavement. Ms. Husted said yes, but this is the first time porous asphalt is being used.

Mr. Phelan asked what features are being demonstrated. Mr. Morrison said that the asphalt is one. Ms. Restaino added that the project also demonstrates a series of green infrastructures practices working together.

Brian Walker asked if there is a drainage edge along the parking lot that ties in. Mr. Morrison replied yes. Mr. Walker asked if there would be the same parking capacity as there is now. Mr. Morrison replied there would be a slight reduction of about 20 parking spaces. He said the applicants are hoping to persuade the board to waive the 10% interior landscaping islands requirement, which could cost approximately 7 parking spaces. Ms. Grieg observed that there is a significant amount of landscaping proposed, and that bumped out green areas will probably add up to fulfill the requirement.

Mr. Laing asked if there were hard curbs to keep people from going beyond the parking area. Mr. Morrison said wheel stops could be used.

Michele Greig asked if the porous asphalt requires special care or maintenance. Mr. Morrison said that it does, and gave some examples.

The applicants provided a revised EAF part 1 and a Local Waterfront Revitalization Worksheet. Ms. Greig acknowledged that the NYS Office of Parks, Recreation and Historic Preservation has already issued a no impact determination that says that no further study need be done. She requested that the documentation that was sent to them that generated that determination be forwarded to the board for the project file.

Ms. Kane asked how the project relates to the Bard College Master Plan. Ms. Husted agreed that the project is an accessory use in keeping with the master plan.

The board reviewed the revised EAF for accuracy. When it was concluded, Sam Phelan made a motion to approve a draft resolution establishing the board's intent to be a lead agency for the review of the project's Type 1 Action. Betty Carr Seconded and all members voted in favor. Ms. Grieg asked that Hudson River Heritage be notified in addition to the other required agencies.

The board agreed to schedule a public hearing for the project at the April 21, 2014 meeting.

OTHER BUSINESS

The board reviewed a Lead Agency Designation letter from the Village of Red Hook regarding a minor subdivision / lot line revision at 15 Maizeland Road and consented that the village serve as lead agency.

Christine Kane reviewed with the board the response from the NYS Department of State Committee on Open Government to a letter of complaint sent by Red Hook resident Ann Wyrick about the board's manner of conducting public hearings. In her grievance, Ms. Wyrick wrote that some of the public could not hear the proceedings, that those in attendance at meetings had no opportunity to review documents voted on, and that business with applicants was carried out around a table, rather than the dais that is available.

The board agreed that they must continue to work on tables rather than use the dais because of all the maps that need to be reviewed. Ms. Kane asked board members to be mindful of speaking loudly and clearly at meetings. This led to a discussion on the pros and cons of switching to electronic application submissions that could be more easily shared with audience members by projecting maps on screens at meetings. Sam Phelan said he would appreciate switching to electronics because board members could get more information in advance. Ms. Kane said a switch would require equipment and some changes in town law. The board generally agreed it is worth looking into. Sarah Gilbert agreed to do some research.

The board officially welcomed Sarah Gilbert, who was recently appointed to fill the remainder of Michelle Turck's term.

There being no other business before the board, Charlie Laing made a motion to adjourn. Sam Phelan seconded and all members voted in favor. The meeting was adjourned at 9 pm.

Respectfully submitted,

Kathleen Flood
Secretary

617.6
State Environmental Quality Review (SEQR)
Resolution Establishing Intent to be Lead Agency
Type 1 Action

Name of Action: Bard College Olin Parking Area

Whereas, the Town of Red Hook Planning Board is in receipt of a Site Plan application by Bard College for a \pm 2.17 acre portion of a \pm 115.3 acre parcel of land located at 1400 Annandale Road, Town of Red Hook, Dutchess County, New York; and

Whereas, an Environmental Assessment Form (EAF) dated March 7, 2014 and revised March 17, 2014 was submitted at the time of application; and

Whereas, after comparing the thresholds contained in 6 NYCRR 617.4 and 5, the Planning Board has determined that the proposed project is a Type 1 Action; and

Whereas, the Planning Board has determined that the proposed project is not within an agricultural district and, therefore, the requirements of 6 NYCRR 617.6(a)(6) do not apply; and

Whereas, after examining the EAF, the Planning Board has determined that there are other involved and/or federal agencies on this matter including New York State Department of Environmental Conservation and New York State Office of Parks, Recreation and Historic Preservation, and that interested agencies include Hudson River Heritage.

Now Therefore Be It Resolved, that the Planning Board hereby declares its intent to be Lead Agency for the review of this action; and

Be It Further Resolved, that the Planning Board hereby authorizes its Chairwoman to circulate the attached lead agency coordination request letter(s) to all other involved agencies and to discharge any other SEQR responsibilities as are required by 6 NYCRR 617 in this regard; and

Be It Further Resolved, that unless an objection to the Planning Board assuming lead agency status is received within thirty (30) days of the date of mailing the EAF, the Planning Board will become lead agency for the review of this action.

On a motion by Sam Phelan, seconded by Betty Carr, and a vote of 5 for, and 0 against, and 1 absent, this resolution was adopted on

March 17, 2014.