

**APPROVED
TOWN OF RED HOOK PLANNING BOARD
MEETING MINUTES
MARCH 2, 2015**

CALL TO ORDER / DETERMINATION OF QUORUM

Christine Kane called the meeting to order at 7:30pm and confirmed the agenda.

A quorum was determined present for the conduct of business. Members present: Chairperson Christine Kane, Charlie Laing, Brian Walker, Sarah Gilbert and Kallie Robertson. Also present were planning consultant Michele Greig, engineering consultant Brandi Nelson and Planning Board attorney Joel Sachs.

Ms. Kane announced that the first two items on the agenda, public hearings for Willms Revocable Trust and R&R Development of Red Hook, and Patrick Murphy Accessory Apartment, would be adjourned until the March 16 meeting.

On a motion by Charlie Laing and seconded by Kallie Robertson, the board unanimously adopted the minutes of January 5, 2015.

Ms. Kane announced that the Red Hook Town Board and the Planning Board have been served with an Article 78 Action regarding the Preserves at Lakeskill project around the approval condition concerning the reduced speed limit that the Planning Board has required the applicant to obtain.

Mr. Sachs clarified that the applicant's position is that since they have no control over the Town Board's decision whether or not to lower the speed limit, it cannot be a condition of approval. He said the case has been removed from Dutchess County Supreme Court to the Federal Court in White Plains.

OLD BUSINESS

Anderson Commons – Fisk Street – Major Subdivision, Site Plan and Special Permit

Continued discussion of applications for final subdivision, site plan and special permit approval 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.

Project engineer Andy Learn and attorney Mike Liguori were present to represent the applicants. Christine Kane asked Mr. Learn if there have been any major changes to the plan. He replied that there were not. He said that the public comment period for the sewage disposal SPEDES permit with the Department of Environmental Conservation (DEC) ended today, and he had heard informally that there were no comments received. He also noted that the DEC has issued new storm water regulations and a design manual change and that they are working on a transition policy for projects that had approvals before the changes were made, so for now he is waiting to hear back from the DEC before making any further changes to the SWPPP or the design of the storm water practices.

Ms. Kane asked Brandee Nelson to comment. Ms. Nelson asked if the DEC had given a time frame. Mr. Learn said no. Ms. Nelson said the new changes are not particularly onerous, and that it is up to the applicant to wait or not wait for the DEC to complete their transition policies. Mr. Learn replied that he

was somewhat concerned that the rainfall depths have changed, and he was reluctant go through all the calculations for water quality and volume, so he was hoping that the applicant could save a significant amount of time and money by not having to change the design.

Ms. Nelson said the depths are changing due to the larger storms that our region is getting and it would be worthwhile to find middle ground between the existing project design and the new rainfall depths.

Mr. Learn introduced Mr. Liguori, who discussed the documents that have been submitted to the Town's attorney for review. Mr. Learn said that the drainage easement for basin 1N was the subject of a recent meeting with the Village of Red Hook. He said that the property that will be discharged onto contains Village water supply wells and they need to ascertain that the runoff will not influence the village wells. He added that village water supply billing issues for the project were also discussed.

Michele Grieg said that the conditions of preliminary approval have been satisfied from her end. Brandee Nelson said that everything is in order on her end except the Central Hudson easement and the SWPPP, which she said could be moved to conditions of final approval. She asked if the applicants would file maps in phases. Mr. Learn said yes.

Hoffman Residential Development – 19, 25 and 45 Old Farm Rd. – Major Subdivision, Preliminary Plat and Site Plan

Continued discussion of revised Sketch Plat/Plan for preliminary subdivision plat and site plan approval to create 102 residential units on approximately 52 acres of land of which approximately 50 will be developed as a Traditional Residential Neighborhood in the TND (Traditional Neighborhood District - Residential) zoning district.

Richard Rang was present to represent the applicant. Ms. Kane told board members that a technical review meeting had been held previously including the applicants and their engineers, and the town engineer and planning consultant to review details in previous memos. Mr. Rang added that a follow-up meeting was held with the town engineers and the town highway superintendent to discuss snow storage and other roads issues. Michele Greig suggested that the board should send materials to the town's Design Review Committee.

Mr. Rang provided the board with a copy of a letter the applicants had received from the Village of Red Hook regarding their intent to provide water to the project. He said a pump test is scheduled in the near future. All acknowledged the public hearing set by the Town Board for the 14th of April to change the zoning law regarding the allowed size of a cottage unit in the TND.

Project engineer Rod Morrison joined the meeting as a representative of the applicant. The board and applicant began reviewing Ms. Grieg's comment memo dated 2-10-15. In response to a question about what appeared to her to be townhomes with front entry garages in the architectural renderings, Mr. Rang explained that what she was looking at was a flex unit, which can be a stand-alone home, or part of a townhouse configuration. Ms. Kane asked Mr. Rang to state clearly for the record that no town homes will have front entry garages. Mr. Rang agreed that they will not.

Mr. Rang asked why it was necessary to provide sample elevations for garages. Ms. Kane said the Design Review Committee would be interested in the garage design. Mr. Rang said that it would be difficult to present every option available for 102 individually purchased homes. Brandee Nelson suggested what the board may be looking for is a standard. Mr. Rang responded that all units will be

consistent with the town building code. He expressed surprise that the board would need to approve the colors of the buildings and the materials used for individually owned homes. Ms. Kane said these items come into consideration under site plan review, which is required for any subdivision in a Traditional Neighborhood District. Ms. Grieg said she did not think the request was a hardship, and asserted that the board is entitled to know what materials will be offered as options for homeowners to choose from. Ms. Nelson said that the color schemes would be important as well. Mr. Rang said he would work on putting something together to satisfy the board.

Mr. Rang said that the applicants would not be requesting any waivers from the Architectural Standards.

The Board and Ms. Grieg prevailed upon Mr. Rang to place notes on the site plan that are consistent with the notes on the architectural plans, such as the fact that unit type 'G' will require an area variance. Ms. Kane said that the site plan will be the primary reference for the town building and zoning department while the project is being built which is why the Board and Ms. Grieg felt it was important to include the architectural notes on the site plan itself. Mr. Morrison said that a plot plan would be provided later. Brandee Nelson suggested guidelines for site development as an accompaniment to the plot plan.

Mr. Rang asked the board if there could be flexibility in installing the driveways on corner lots. Ms. Greig said she was under the impression that one particular unit was designed for corner lots. Mr. Rang said the architect does suggest the unit is best suited for a corner lot, but any building could be put on a corner lot. Ms. Kane said that that might affect the appearance of the project from Old Farm Road. Charlie Laing agreed.

Ms. Kane asked if a model home would be constructed. Mr. Rang replied yes, and prior to that the applicant intends to construct models in the town of Rhinebeck near the Village Green Apartments.

Mr. Rang and Mr. Morrison had questions about the driveway widths. Ms. Greig said she would provide a better interpretation in a future discussion. The Board and representatives also discussed sight lines, street planting, an easement for the Huckleberry Rail Trail and a handful of lots that do not have adequate frontage. These subjects will be revisited as the review continues.

The Board reviewed a draft part 2 Environmental Assessment Form. The Board agreed to investigate item 4b, with respect to whether the project may exceed a safe and sustainable withdrawal capacity rate of the local supply or aquifer. Part 3 will be reviewed March 16.

NEW BUSINESS

Bard College Media Building – Annandale Road and Woods Avenue – Site Plan

Presentation of application to construct a single story 40' x40' media building on the footprint of the former Annandale House and related improvements.

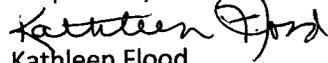
Applicants Laurie Husted and Jeff Katz were present to represent the project. Mr. Katz said they have moved the building and added sidewalks. Ms. Kane said lighting specifications should be included in a future submission.

The board and applicants reviewed a comment memo from Michele Greig dated 1-27-15. The applicants will need to obtain an area variance for front yard setback. In addition the project requires an amendment to the Campus Master Plan and to the Special Permit issued to the College.

The board reviewed a draft resolution classifying the project as a Type II SEQR action. Sarah Gilbert made a motion to adopt the resolution. Charlie Laing seconded and all members voted in favor.

There being no further business to come before the board, Brian Walker made a motion to adjourn. Sarah Gilbert seconded and all members voted in favor.

Respectfully submitted,



Kathleen Flood

Secretary

617.6
State Environmental Quality Review (SEQR)
Resolution
Classifying the Proposed Project as a Type II Action

Name of Action: Bard College Media Building

Whereas, the applicant proposes to construct a 1,600 square foot media building on the Bard College campus on Annandale Road in the Institutional Zoning District in the Town of Red Hook, Dutchess County, New York, and

Whereas, an Environmental Assessment Form (EAF) dated January 23, 2015 has been prepared for the proposed action, 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 II Action that meets the thresholds found in 6 NYCRR 617.5(c)(7) and, therefore, SEQR does not apply.

Now Therefore Be It Resolved, that the Planning Board hereby classifies the proposed project as a Type II action and declares that no further review under SEQR is required.

On a motion by **SARAH GILBERT**, seconded by **CHARLIE LAING**, and a vote of **CHRISTINE KANE, CHARLIE LAING, BRIAN WALKER, SARAH GILBERT AND KALLIE ROBERTSON** for, and **NONE** against, and **SAM PHELAN AND SAM HARKINS** absent, this resolution was adopted **MARCH 2, 2015**.