

TOWN OF RED HOOK PLANNING BOARD
APPROVED MEETING MINUTES
August 7, 2017

Christine Kane called the meeting to order at 7:30 pm and announced one change to the agenda: a request for an extension to satisfy conditions of approval from Jaeger Haus was added under Other Business.

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

Bill Hamel made a motion to approve the minutes of the Board's July 17 meeting. Sam Harkins seconded and all members voted in favor.

PUBLIC HEARING

Bard Barringer House – 1442 Annandale Road – Site Plan, Certificate of Appropriateness

Public Hearing on application to construct a 920 square foot addition to an existing Victorian era building with a 20-space gravel parking lot in the Institutional, Historic Landmark Overlay and Scenic Corridor Overlay Districts.

Bard representative Charles Simmons was present. Christine Kane read the public hearing notice that was published in the Poughkeepsie Journal and the Kingston Freeman.

Ms. Kane asked if there were any questions or comments from the public. There were none. Ms. Kane said comments had been received by the Design Review Committee (DRC), who recommended that a certificate of appropriateness be granted. The sole concern of the DRC was the parking lot lighting. The Board referred to comments from Crawford & Associated dated 6-1-17 which stated that the proposed lighting was compliant with the town code.

Ms. Kane asked if the College had applied for a variance for lot coverage. Mr. Simmons said they had, and a public hearing was being held August 9.

Ms. Kane asked if there were any questions or comments from the public. There were none. Lisa Foscolo made a motion to close the public hearing. Brian Kelly seconded and all members voted in favor.

The Board reviewed a draft Certificate of Appropriateness. Brian Kelly made a motion to adopt it. Bill Hamel seconded and all members voted in favor.

The Board reviewed a draft conditional Site Plan Approval Resolution. Ms. Kane noted that since no new lots were created, there will be no recreation fee assessed. Sam Harkins made a motion to adopt the Resolution. Brian Kelly seconded, and all members voted in favor.

OLD BUSINESS

Baxter 50 – Baxter Road – Minor Subdivision

Continued discussion of application to create two parcels, 12.6 acres and 10.6 acres, from a 23.2 acre parcel in the R1 Zoning District. A 0.4 acre portion of the lot is located in the Village of Red Hook.

Engineer Tim Lynch and attorney Ian Lindars were present.

Ms. Kane said that the Planning Board’s attorney Joel Sachs had reviewed comments submitted by Mr. Lindars. She said Mr. Sach’s conclusion was that the Planning Board can not apply town zoning law to the lands of the project that are located in the Village, and therefore the subdivision is allowed.

The Board discussed whether or not to waive Board of Health approval for a well and septic on parcel 2. Michele Grieg recommended that the planning Board’s engineer review the test results and make a recommendation to the board whether or not to waive the requirement. The applicant was directed to indicate the location of the well and septic on the plat, and provide a letter from a professional engineer certifying that a well and septic could be sited on the parcel. The Board generally agreed to endorse the sketch plan.

NEW BUSINESS

Simenova / La Farge – 32 Station Hill Road – Certificate of Appropriateness

Presentation of application to convert an existing garage to a studio, renovate and add two additions to an existing residence, and construct a deck and fence enclosed pool.

Deliana Simeonova was present. She gave an overview of the project using her site plan and building elevation submissions. She said that since submitting, she has changed her mind about changing the siding on the garage, and had decided to keep the existing shiplap siding.

Lisa Foscolo asked if there would be a kitchen in the studio. Ms. Simeonova said no. Ms. Kane asked if the bathroom in the studio would be tied into the existing septic. Ms. Simeonova said yes and that she would provide certification as necessary.

Sam Harkins made a motion to adopt a Resolution classifying the proposed action as Type II under SEQRA, declaring that no further review under SEQR is required. Bill Hamel seconded and all members voted in favor. Ms. Kane asked for photos and details regarding the proposed pool fence so that the Design Review Committee could review them. A public Hearing was tentatively scheduled for August 21.

Sassano Building Envelope – Budds Corner Road

Presentation of application to move the location of the house site, the approved septic disposal system and well on a 5.5 acre property in the RD3 district.

Architect Christie Billeci was present. She explained that her client wishes to relocate the building envelope indicated on the subdivision. She said they had obtained approvals from the Department of Health to move the well and septic.

The Board reviewed comments from Michele Grieg dated 8-3-17. Ms. Grieg explained that although moving the well, septic and building envelope did not require Planning Board approval, the applicant

proposes to clear nearly the entire 5 acre property, which would require a State Pollutant Discharge Elimination System General Permit, and an erosion and sediment Control Plan. She added that there is potential habitat for endangered species on the site. Ms. Billeci said that the entire lot is about 5.3 acres, and she does not think the entire lot would be cleared. She asked how to determine potential habitats for endangered species. The Board suggested she contact the NYS DEC Department of Fish and Wildlife.

Ms. Billeci said that in addition to a 4 bedroom residence, the applicants are proposing to construct a pool, lighted tennis court, a detached garage, and ground mounted solar panels. Ms. Grieg said the town zoning code provides requirements for lighting private recreation facilities, and said the applicant should demonstrate compliance with those requirements.

Hannaford Supermarket – Amended Site Plan

Presentation of application to restripe and place identification signs on 6 existing parking spaces, change the color of the building, replace the existing signage in the front of the building, relocate the Welcome sign, and replace the face of the monument sign on Route 9.

Hannaford representative JM Lord was present. He said that Hannaford is proposing to remodel their store to include an on-line grocery service with designated parking for that service, as well as update signs on the building and the monument sign at the entrance, and change the color of the building.

The Board and Mr. Lord discussed whether a long environmental form might be required because the project is contiguous to a building listed on the National Register of Historic places (St. Margaret's Place). Mr. Lord said he felt that the project falls under maintenance or repair involving no substantial changes in an existing structure or facility. Michele Grieg said she would ask the opinion of the Planning Board's attorney. The applicant plans to return September 18.

OTHER BUSINESS

Hoffman – Extension Request

Sam Harkins made a motion to grant a six month extension to satisfy the conditions of approval for site plan and special permit granted 8-15-16. Lisa Foscolo seconded and all members voted in favor.

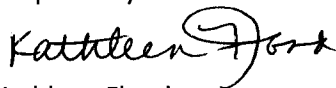
Jaeger Haus – Extension Request

Sam Harkins made a motion to grant a 180 day extension to satisfy the conditions of amended site plan approval granted 2-6-17. Bill Hamel seconded and all members voted in favor.

ADJOURNMENT

There being no further business before the Board, Brian Kelly made a motion to adjourn. Bill Hamel seconded and all members voted in favor.

Respectfully submitted



Kathleen Flood
Secretary

**Town of Red Hook Planning Board
CERTIFICATE OF APPROPRIATENESS**

Date: August 7, 2017

For: Bard Barringer House
Tax Parcel # 600815

The applicant, whose property is located at 1442 Annandale Road, Red Hook, wishes to construct a 920 square foot, single story addition to the east side of the existing building.

The application and supporting documents were sent to the Hamlet Design Review Committee (DRC) June 8, 2016. The DRC requested additional information that was sent to them June 20, 2016. The DRC responded Feb. 7, 2017. Subsequent significant changes to the building design were submitted to the DRC June 5, 2017. On July 17, the DRC recommended that a Certificate of Appropriateness be granted.

The Red Hook Town board declared its intent to be Lead Agency for the purpose of conducting a coordinated review of a Type I action and issued a Negative Declaration on Feb. 14, 2017.

On August 7, 2017 the Town Planning Board conducted a public hearing for the project.

The Planning Board has reviewed and discussed the proposed plans and determined that the project proposed is compatible with the historic character of the property as well as with the neighboring properties and the district and that there will be no visual negative impact. Therefore,

On a motion by **Brian Kelly**, seconded by **Bill Hamel** and a vote of **Christine Kane, Bill Hamel, Lisa Foscolo, Brian Kelly and Sam Harkins** for, **none** against and **Kallie Robertson and Sam Phelan** absent, the Town of Red Hook Planning Board hereby issues this **Certificate of Appropriateness** to Bard College Barringer House for the proposed construction described above.

Certified by: 
Kathleen Flood, Planning Board Clerk

Date: 8-8-17

Resolution Granting Site Plan Approval to Bard College Barringer House

Name of Project: Bard College Barringer House

Name of Applicant: Bard College

Date: August 7, 2017

Whereas, the Town of Red Hook Planning Board has received an application for Site Plan approval from Bard College to construct a 920 sq. ft. addition to an existing building with a parking lot with 20 spaces and related improvements to lighting and landscaping on a \pm 5.916 acre parcel (Tax Map Parcel No. 6173-00-580772) located on Annandale Road in the Institutional (I) Zoning District and the Historic Landmark and Scenic Corridor Overlay Districts in the Town of Red Hook, Dutchess County, New York; and

Whereas, the Planning Board has reviewed a Site Plan (2 Sheets) prepared by Morris Associates dated May 22, 2017 and last revised June 12, 2017 and architectural drawings (17 Sheets) prepared by Peter Sweeny Architect dated May 10, 2017; and

Whereas, due to the location of the property on a County Road, the application was referred to the Dutchess County Department of Planning and Development for review under General Municipal Law § 239m and the County Planning Department recommended in its review letter dated June 19, 2017 that the application was a matter of local concern; a

Whereas, it was determined that the application required referral to the Zoning Board of Appeals for an area variance from the maximum permitted building coverage; and

Whereas, the application required a Zoning Map amendment from the R1.5 District to I District; and

Whereas, on January 25, 2017, the Red Hook Town Board declared its intent to be Lead Agency for the purpose of conducting a coordinated review of a Type I Action that included the Zoning Map amendment, the area variance, the Site Plan and Certificate of Appropriateness, pursuant to SEQR; and

Whereas, on February 14, 2017, the Town Board, in consideration of the Full Environmental Assessment Form and the 'criteria for determining significance' set forth in 6 NYCRR Part 617.7(c), determined that the proposed action will not cause any potentially significant adverse impacts on the environment, and thus issued a Negative Declaration deeming an environmental impact statement need not be prepared; and

Whereas, the proposed action substantially conforms with the depiction within the Bard College Master Plan Update dated July 22, 2015 for which an amended Special Use Permit was issued by the Planning Board on September 21, 2015, and therefore a new application for a special use permit is not required and only site plan review and approval by the Planning Board in accordance with the requirements of Article VII of the Zoning Law is required; and

Whereas, the Planning Board has reviewed the Site Plan application against the requirements of Article VII of the Zoning Law and has found the proposal complies with all applicable sections of the Zoning Law, with the exception of building coverage for which the applicant has applied to the Zoning Board of Appeals for an area variance; and

Whereas, on August 7, 2017, the Planning Board opened a duly noticed public hearing on the Site Plan application, at which time all interested persons were given the opportunity to speak and the Planning Board closed the Public Hearing on August 7, 2017; and

Whereas, the application requires a Certificate of Appropriateness pursuant to § 143-45 of the Zoning Law, which the Planning Board granted on August 7, 2017; and

Whereas, the Planning Board has deliberated on the application and all matters before it.

NOW THEREFORE BE IT RESOLVED, that the Planning Board has determined that no new residential building lots or dwelling units will be created, and thus deems not applicable to this application the requirement for set-aside of recreation or other open space land or the alternative payment of a cash-in-lieu-of-land recreation fee.

BE IT FURTHER RESOLVED, that the Planning Board hereby grants Site Plan approval to Bard College to construct a 920 sq. ft. addition to an existing building with a parking lot for 20 spaces and make related site improvements in accordance with the plans and specifications heretofore submitted upon the following conditions:

1. The following conditions shall be fulfilled prior to the signing of the Site Plan by the Planning Board Chair or her authorized designee:
 - A. Granting of an area variance for building coverage from the Zoning Board of Appeals.
 - B. The Site Plan shall be revised as follows:
 - Add a note to the Zoning Regulation Table on Sheet 1 stating the date the ZBA granted the area variance for building coverage.
 - Add a note to Sheet 2 stating that the color temperature of the LED bulbs will not exceed 3000K.
 - C. Submission of Site Plan drawings for stamping and signing in the number and form specified under the Town's Zoning Law, including all required P.E. and L.S. stamps and signatures.
 - D. Payment to the Town of Red Hook of any outstanding fees due and owing for the review of this application.
 - E. Payment of any and all outstanding escrow balances for consultant review.

When the above conditions have been satisfied, three (3) sets of the above referenced plans shall be submitted for Planning Board Chairwoman endorsement. One (1) set shall be returned to the applicant, one (1) set will be retained by the Planning Board, and one (1) set will be provided to

the Building Inspector. The applicant must return for approval from the Planning Board if any changes from the endorsed plans are subsequently desired.

On a motion by **Sam Harkins**, seconded by **Brian Kelly**, and a vote of **Christine Kane, Bill Hamel, Lisa Foscolo, Brian Kelly and Sam Harkins** for, **none** against, and **Kallie Robertson and Sam Phelan** absent, this resolution was adopted on **August 7, 2017**.

Resolution Certified, Filed with the Town Clerk and Mailed to the Applicant

Kathleen Flood
Kathleen Flood, Planning Board Secretary

8-8-17
Date

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

Name of Action: Simeonova / LaFarge renovation project

Whereas, the applicant proposes to convert an existing garage into a studio, renovate the existing residence including two additions, and construct a deck and a lap pool with a fence enclosure at 32 Station Hill Road in the town of Red Hook;

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)(9) 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 **Sam Harkins**, seconded by **Bill Hamel** and a vote of **Christine Kane, Bill Hamel, Lisa Foscolo, Brian Kelly and Sam Harkins** for, and **none** against, and **Sam Phelan and Kallie Robertson** absent, this resolution was adopted on **August 7, 2017**.