

**APPROVED**

**Town of Red Hook Planning Board  
Meeting Minutes  
July 31, 2006**

**CALL TO ORDER/ DETERMINATION OF QUORUM**

The meeting was opened at 7:40 p.m. and a quorum determined present for the conduct of business.

Members present — Charles Laing, Sam Phelan, Paul Telesca, David Wright and Chair Christine Kane. Jennifer Fier and John Hardeman were absent.

**BUSINESS SESSION**

Christine Kane confirmed the agenda for the evening.

The draft minutes from both the July 10, 2006 and the July 17, 2006 meetings had been sent to the members for their review. Charles Laing made a motion to approve both sets of minutes. David Wright seconded the motion, and all members present voted in favor. There were no announcements.

Christine Kane reminded the members of the presentation by the Intermunicipal Task Force to the Town Board on August 7, 2006 at 7:30 p.m. at the Firehouse. Charles Laing said that the presentation would focus on the Task Force's work towards implementing the goals of the Town's Comprehensive Plan and Open Space Plan. He said that break-out sessions would follow the presentation.

**PUBLIC HEARINGS** none

**REGULAR SESSION (OLD BUSINESS)**

**Bard College/ Child Day Care Center – 1498 Anndandale Rd. (Annandale) – Site Plan**

John Gall, Marsha Villiers, Jane Korn and Deidre d'Albertis, all from Bard College, were present with an application for Site Plan Approval to authorize renovations to an existing building in order to create a child day care center on a 2.16-acre parcel in the Institutional (I) District.

Mr. Gall said that he had checked the NYS building code regarding tempered glass on the windows. He said that because the windows were less than 9 sq. ft. in area, tempered glass was not required. However, he said that the Child and Family Services regulations governing child care facilities require a covering such as bars to extend up high enough to prevent a child from falling out of a window.

He also said that he believed that an existing spirea hedge could be extended along Annandale Road and that this hedge would prevent people from parking there during drop-off and pick-up times. The Board disagreed, saying that especially in the winter, when there were no leaves on the bushes, the hedge would not be sufficient. Mr. Gall

was agreeable to installing a split rail fence along the road. Mr. Gall also proposed a closed gate at the sidewalk in conjunction with the fence, but the Board generally agreed that a fence or more intense landscaping would be sufficient and so left the gate installation to the College's discretion. The sidewalk would be asphalt.

Mr. Gall said that the spindles on the railings would be square and would be in keeping with the architectural style of the house. They would be made of wood and would be painted.

Addressing the lighting, Mr. Gall said that the lights at the front of the house would be tucked up under the porch roof and would not be visible from the street. The lights at the side of the house would be the vertical option shown on the spec sheets.

The current nursery school parking area, he said, would be enlarged and would easily accommodate 25 diagonal spaces plus a turnaround area. He and the Board agreed to keep a large oak tree within the parking area. The Board asked him to locate the parking lot lighting on the site plan.

Finally, addressing several issues brought up at July 10, 2006 meeting, Mr. Gall said that the western entrance to the storage barn near the rear of the nursery school parking lot would be closed with a gate and would only be opened for emergency access. He also said that the handicapped parking area for the child day care center would comply with the Americans with Disabilities Act. He said that the College had decided not to move the nursery school sign on Annandale Road although the wording would be changed to include the day care center. He added that there were small signs saying 'slow, nursery school crossing' at the point where the children would cross the driveway.

The Board asked Mr. Gall to submit a larger sized site plan map with added parking lot details including delineated parking spaces, lighting, and any trees over 10" in diameter. He was also asked to submit landscaping plans for both the front of the proposed day care center and for the parking lot. Finally, he was asked to state the method by which the College proposed to prevent parking along Annandale Road.

Sam Phelan made a motion to adopt an offered resolution granting amended site plan approval with the above conditions. Charles Laing seconded the motion, and all members present voted in favor. A copy of that resolution is attached to, and made part of, these minutes.

### **OTHER BUSINESS**

Christine Kane read a letter from Robert Capowski of Dewkett Engineering requesting an extension in the time allowed to meet the conditions required for final subdivision plat approval in the matter of the TLC Acreage subdivision on Oriole Mills Road. Charles Laing made a motion that the Board grant that extension. Sam Phelan seconded the motion, and all members present voted in favor.

Christine Kane also read a letter from NYS DEC regarding an upcoming program to update the local Flood Insurance Rate Maps. Charles Laing said that he would attend that meeting on August 18, 2006.

Linda Keeling asked that the Board look into a sign advertising Gigi's Farm Market. She said that the sign was at the intersection of Route 9 and Pitcher Lane. The Board generally agreed to refer that request to the Zoning Enforcement Officer.

**ADJOURNMENT**

Since there was no more business to come before the Board, David Wright made a motion to adjourn. Charles Laing seconded the motion, and all members present voted in favor. The meeting was adjourned at 8:20 p.m.

Respectfully submitted

Paula Schoonmaker  
Assistant Clerk

**Attachments**

Resolution granting amended site plan approval to Bard College

**Town of Red Hook Planning Board  
Resolution Granting Amended Site Plan Approval in the Matter of the Bard  
College Child Day Care Center at 1498 Annandale Road in Institutional (I)  
District**

July 31, 2006

Motion made by Member Sam Phelan

Seconded by Member Charles Laing

**Whereas**, the Town of Red Hook Planning Board received an application for Amended Site Plan approval from Bard College for a child day care center in an existing building in the Institutional District; and

**Whereas**, the ± 2.16-acre parcel is located at 1498 Annandale Rd. in the Town of Red Hook, Dutchess County, New York; and

**Whereas**, the proposed action requires Amended Site Plan Approval pursuant to the Town of Red Hook District Schedule of Use Regulations; and

**Whereas**, the Planning Board reviewed the application for Amended Site Plan approval dated June 29, 2006, a Site Plan submitted by Bard College (undated), building elevations, floorplans and photographs; and

**Whereas**, the Planning Board classified the project as a Type 2 Action under SEQR and determined that no further SEQR review was required; and

**Whereas**, the Planning Board determined that a Public Hearing was not required;

**Now therefore be it resolved**, that the Planning Board approves the Amendment to the Site Plan as depicted in the referenced drawings and authorizes the Chair to stamp and sign these drawings upon the applicant's satisfaction of each of the below conditions within the next six (6) calendar months:

- a. Submission of large-sized site plan map with additional parking lot details including trees of 10" or more in diameter, individual parking spaces, and lighting
- b. Submission of landscaping plan for front roadside area and for parking lot

- c. Statement of plan for prohibiting parking along Annandale Road
- d. Submission of maps in number and form required by Town Zoning Regulations
- e. Payment of any outstanding fees or reimbursable costs due the Town of Red Hook.

Roll Call Vote:

Member Jennifer Fier	absent
Member John Hardeman	absent
Member Charles Laing	yes
Member Sam Phelan	yes
Member Paul Telesca	yes
Member David Wright	yes
Chair Christine Kane	yes

Resolution declared: **APPROVED**

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

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Paula Schoonmaker, Assistant Clerk to the Board      Date \_\_\_\_\_