

**Town of Red Hook Planning Board**  
**Meeting Minutes / Monday, June 6, 2022**

Chairman Sam Phelan called the meeting to order at 7:30 pm. A quorum was determined present for the conduct of business. Members present at Town Hall: Brian Kelly. Members present via Zoom: Sam Phelan, Kristina Dousharm, and Arthur Salman. Also present at Town Hall was Planning Board Clerk Jordan Rosario.

Brian Kelly moved to approve the meeting minutes of May 16, 2022. Arthur Salman seconded, and 4 members voted in favor with 2 members absent.

Mr. Phelan announced the meeting was being held virtually and at Town Hall and was properly announced and publicized.

**PUBLIC HEARINGS**

**Reclaimed Motel – 7958 Albany Post Rd – Site Plan**

Public Hearing on application to construct an exterior wooden platform under an existing roofline of an existing motel on a 1.62-acre lot in the RD3 Zoning District.

This Public Hearing was rescheduled for Monday, June 20, 2022.

**OLD BUSINESS**

**Castiglione Cottage – 7 Whalesback Rd – Special Use Permit**

Presentation of application to build a detached garage with a 1-bedroom cottage on a 3.57-acre parcel in the RD3 Zoning District.

Applicants Adam and Michele Castiglione were present. Mr. Castiglione reviewed an image of his parcel which showed where the 4 required parking spaces will be. He also showed the locations of the proposed exterior lighting, as well as an image of the proposed light fixture. The Board told the applicants that the proposed light fixtures need to be shielded so the light only spills onto the ground and not out the sides. The applicants were advised to reach out to Town Engineer Brandee Nelson for guidance on the lighting.

Mr. Castiglione submitted the certificate on file with Dutchess County which says his septic system is sufficient for a 3-bedroom home, whereas his current primary residence is 4 bedrooms. The applicant stated he has hired an engineer and will verify the septic system and find out if he needs to install a new one to support his current home and proposed cottage.

There were no other questions from the Planning Board. Mr. Phelan read a draft Type II resolution. Mr. Kelly made a motion to approve the resolution, Mr. Salman seconded and the motion passed on a vote of 4 in favor with 2 members absent.

### **Red Hook Plumbing – 7316 South Broadway – Site Plan**

Continued discussion of application for a change of use from a single-family residence to a business office on a .35-acre parcel in the Traditional Neighborhood District Commercial Center.

Applicant Patrick O'Farrell was present. Mr. O'Farrell reviewed his updated site plan. He discussed the driveway access to the property with the Board. Mr. O'Farrell reviewed his proposed sign, which has a down-ward facing solar light on top. There were no questions or concerns regarding the proposed sign or solar light fixture. The Board discussed the landscaping. There is a large shade tree on the South West corner of the parcel by the sidewalk – the Board asked the applicant to plant an additional shade tree on the North West corner of the parcel. The applicant agreed and will update his site plan to reflect the addition of another tree. There were no other questions from the Planning Board. A Public Hearing was scheduled for June 20, 2022.

### **Bard College: Montgomery Place Path & Pedestrian Bridge - Site Plan, Special Use Permit, Certificate of Appropriateness**

Continued discussion application to construct a pedestrian pathway connecting the Bard College Main Campus and the Montgomery Place Campus in the Historic Landmarks Overlay and Scenic Corridor Overlay Zoning Districts. The proposed path would begin at 1259 River Rd and continue until the Montgomery Place Visitor Center at 55 Montgomery Place.

The following representatives were present: Amy Parrella of Bard College, Liz Axelson of CPL, Mike Schietzelt of LaBella Associates, and Pete Setaro of CPL. Ms. Parrella gave an overview of the updates to the project, the proposed pathway has been regraded to avoid being in the floodplain. Ms. Parrella stated that Bard has hired Hudson Cultural Services to perform a Cultural Resource Investigation, as well as a Phase 1 A Literature Review and Sensitivity Assessment, and a Phase 1 B Archaeological Field Reconnaissance Survey. The board asked if there were any other changes made to the pathway. Mr. Setaro said a few minor changes to the pathway were made after consulting with a landscape architect to preserve large historic trees, but that no other significant changes were made. Ms. Parrella told the Board that their proposed plans will require about 1500 square feet of tree removal and they will submit a detailed tree protection plan for review at a future meeting. Mr. Schietzelt confirmed the plans for running the utility conduits have been made to ensure there will be no damage to the roots of trees and to avoid as many trees as possible. Ms. Parrella said Bard does not have extensive plans for landscaping; after the trenches for the utilities are done, they do plan to put down lawn seed, including a meadow mix to help re-establish a wildflower meadow. Mr. Setaro also told the Board that they will submit an updated erosion control and drainage plan.

Mr. Phelan stated that this project will need to be approved by the Hamlet Design Review Committee; all of the visual components of the project must be finalized before going to the HDRC.

Mr. Schietzelt reviewed LaBella's response to Town Engineer Brandee Nelson's comments. He stated the use of street lighting on Gardner Way is required for safe usage of the space as part of the college campus and lighting this main drive is consistent with the lighting on all other college roads. He also said they have adjusted the ratio for lights in the parking area to improve light level consistency, as well as adjusting the drivers in the light fixtures to reduce the light output per fixture. Mr. Schietzelt told the Board they plan to install recessed LED lights every six feet under the hand rail of the proposed bridge.

The board discussed the sensitivity to taking an area that is not currently lit at all and adding two sets of lighting (street lights and pathway lights). The need for pedestrian safety is appreciated, but the question is regarding the need for street lights on a relatively unused street, Mr. Phelan said. Mr. Schietzelt responded that the proposed street lights are spaced at the maximum allowable per the Town Code. Ms. Parrella added that Montgomery Place is currently closed at night and one of Bard's goals is to increase the public usage of the space and so by putting up street lights they would be able to open Montgomery Place at all hours. Although Bard does not know exactly how the site will evolve, they do hope to make it more of a tourist destination to be open for all types of activities, such as performance arts, weddings, classes and workshops etc during the morning, noon, and night times. Mr. Schietzelt added that the proposed lights would be able to be turned off, so for example if there is an event at night they can turn the lights on for the event and then turn them off afterwards. Ms. Parrella agreed and stated that Bard's intent is for the lights to be controlled so they can turn them on when needed and keep them off when not needed. Ms. Parrella also stated that putting up the street lights would not happen right away, it is not part of their phase one plan and Bard does not have a timeframe on when the lights would actually be installed. The Bard representatives agreed to discuss the street light installation timing and propose a revision that acknowledges that they will not be installed until some future date. The board further discussed the technicalities regarding the lighting with the representatives. There were no other questions.

#### **NEW BUSINESS**

##### **Palmiero / Migliorelli – 28-60 Budds Corner Rd – Lot Line Alteration**

Presentation of application to alter lot line of small .0136-acre triangle at driveway from Palmiero Property to Migliorelli Property.

Applicant Ken Migliorelli was present. Mr. Migliorelli gave an overview of his project. He stated the purpose of the lot line alteration is so his property can be sold with the driveway as a part of the parcel as it is used today. That .0136-acre section of driveway owned by Mr. Palmiero has been used by Mr. Migliorelli for years. The Board asked the applicant to submit the deeds for both properties as well as a title search for the Palmiero property. Mr. Migliorelli will return at a future meeting with the requested documents.

#### **OTHER BUSINESS**

##### **Discussion on Lighting Guidance for Applicants**

Continued discussion to provide information packet to applicants regarding requirements on lighting when a new project is started.

There were no new materials prepared to review. This discussion was tabled for the next meeting.

**Discussion on Proposing Revisions to Zoning Code**

Discussion to propose revisions to the Town Zoning Code sections regarding cottages and cottage conversions.

This discussion was tabled for the next meeting.

**ADJOURNMENT**

There being no further business before the Board, Mr. Kelly moved to adjourn. Mr. Salman seconded, and 4 members voted in favor with 2 absent.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Jordan Rosario', with a long horizontal flourish extending to the right.

Jordan Rosario  
Clerk for the Board

617.6  
State Environmental Quality Review (SEQR)  
**Resolution**  
Type 2 Action

**Name of Action:** Castiglione Cottage Special Use Permit

**Whereas**, the Town of Red Hook Planning Board is in receipt of an application for Special Use Permit Approval by Adam Castiglione for a 3.57 acre parcel of land, located at 7 Whalesback Road, Town of Red Hook, Dutchess County, New York, and

**Whereas**, an Environmental Assessment Form (EAF) dated 5/10/22 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 II Action that meets the threshold found in 6 NYCRR 617.5(c)(18) and, therefore, SEQR does not apply, and

**Whereas**, the Planning Board has determined that the proposed project is not within a New York State Agricultural District or on property with boundaries within 500 feet of a farm within an Agricultural District and, therefore, the requirements of 6 NYCRR 617.6(a)(5) 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 the Town of Red Hook Zoning Board of Appeals, which is responsible for making its own SEQR determination on the action.

**Now Therefore Be It Resolved**, that the Planning Board hereby declares that no further review under SEQR is required.

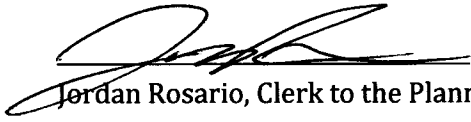
On a motion by Brian Kelly, seconded by Arthur Salman and a roll call vote, which resulted as follows:

Chairman Sam Phelan	Voting Aye
Deputy Chairman Brian Kelly	Voting Aye
Member Kristina Dousharm	Voting Aye
Member Arthur Salman	Voting Aye
Member Lewis Rose	Voting Absent
Member Karen Smythe	Voting Absent

& one vacant seat

Resolution was declared adopted on June 6, 2022.

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



Jordan Rosario, Clerk to the Planning Board

June 7, 2022

Date