

Town of Red Hook Planning Board
Approved Meeting Minutes / Tuesday January 3, 2023

Chairman Sam Phelan called the meeting to order at 7:38 pm. A quorum was determined present for the conduct of business. Members present at Town Hall: Sam Phelan, Kristina Dousharm, Arthur Salman, Lew Rose and Karen Smythe. Planning Board Clerk, Jordan Rosario, was also present at Town Hall. Consultants Ted Fink was present via Zoom.

Sam Phelan moved to approve the meeting minutes of December 5, 2022 and all members voted in favor.

A revision to the December 19, 2022 meeting minutes was discussed. Lew Rose moved to approve the minutes with the discussed revisions. Kristina Dousharm seconded and all members voted in favor.

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

PUBLIC HEARINGS

New Beginnings-Shafer-Shafer's LLC Lot Line Alteration – 8059, 8053, 8049 Albany Post Rd

Public Hearing on application to alter the lot lines of 8059, 8053, and 8049 Albany Post Rd to reflect 1 acre of land conveyed from New Beginnings Assembly of God to Vanessa Shafer & Daniel Ruff and split between 8053 and 8049 Albany Post Rd.

Pete Hubbell and Vanessa Shafer were present at Town Hall. Ms. Smythe moved to open the Public Hearing, Ms. Dousharm seconded and all members voted to open the Public Hearing. Mr. Hubbell gave an overview of the project. Ms. Shafer showed and explained the proposed map. Ms. Shafer's attorney, Warren Replansky was present at Town Hall. Mr. Replansky updated the Board on the proposed changes to the acreage for each lot. Attorney Jon Crain was present at Town Hall. Mr. Crain commented on how the Public Hearing was originally scheduled for February 6, 2023.

Mr. Fink asked Ms. Shafer if she intends to construct a new driveway after altering the lot lines, to which Ms. Shafer replied yes and it will connect to the existing residential driveway which currently goes through a wetland. She clarified that the new construction will not take place on or within 100 feet of the wetlands boundary. Mr. Fink instructed Ms. Shafer to fill out a new Environmental Assessment Form to reflect the anticipated construction. He also asked Ms. Shafer to update her proposed map to show the new driveway in relation to the wetland boundaries. Ms. Smythe moved to close the Public Hearing, Ms. Dousharm seconded and all members voted to close the Public Hearing.

Mr. Phelan read a draft Lead Agency Intent resolution, Ms. Smythe moved to accept the resolution and Ms. Dousharm seconded; all members voted in favor.

Bard College: Montgomery Place Path & Pedestrian Bridge – Special Use Permit, Site Plan and Certificate of Appropriateness

Extended Public Hearing on 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.

Amy Parrella from Bard College was present on Zoom. Bard has not yet received a final approval letter from SHPO, a prerequisite to the Planning Board’s approval. The Board discussed a recent site visit to Montgomery Place with Ms. Parrella. The Public Hearing was extended to February 6, 2023.

OLD BUSINESS

Bard College Ground Mounted Solar Array – Special Use Permit, Site Plan & CoA

Continued discussion on application to construct a ground mounted solar array in a vacant field on the College campus.

John O’Connor and Brendan Boland from Solar Generation were present on Zoom. Mr. Phelan and Mr. Fink discussed a recent site visit to the proposed array location. The Board asked the applicants to conduct a visual assessment of the location from the Hudson River. A Public Hearing was scheduled for February 6, 2023.

ADJOURNMENT

There being no further business before the Board, Ms. Dousharm moved to adjourn. Ms. Smythe seconded and all members voted in favor.

Jordan Rosario

Respectfully submitted,

Jordan Rosario